

Residential loans

	Basic home loan	Premium package home loan	Clean energy home loan	Bridging loan
Purpose	Home and investment	Home and investment	Home	Home and investment
Minimum loan amount	\$10,000	\$10,000	\$10,000	\$10,000
Maximum loan term	30 Years – P & I 5 years – IO 1,2,3,5 years – Fixed	30 Years – P & I 5 years – IO 1,2,3,5 years – Fixed	30 years – P&I 3 year – Fixed	1 Year
Maximum LVR without LMI for Owner Occupied	80% or 95% for FHLDS or 98% for FHG	80% or 95% for FHLDS or 98% for FHG	80% or 95% for FHLDS or 98% for FHG	80%
Maximum LVR for Investment	< 80%	< 80%	Not available	< 80%
Maximum LVR with LMI	95% (inclusive of LMI)	95% (inclusive of LMI)	90% (inclusive of LMI)	N/A
Maximum LVR with LMI (First Home Buyer)		95% + LMI (max loan of \$600K)	90% (inclusive of LMI)	
Maximum LVR for land or construction	90% + LMI	90% + LMI	90% (inclusive of LMI)	80%
Interest only repayments available	Yes – investment only	Yes – investment & construction only	Yes – construction only	No
Maximum interest only term	5 Years if LVR < 70% 3 Years if LVR > 70%	5 Years if LVR < 70% 3 Years if LVR > 70%	N/A	N/A

Residential loans (continued)

	Basic home loan	Premium package home loan	Clean energy home loan	Bridging loan
Purpose	Home and investment	Home and investment	Home	Home and investment
100% offset on interest only	No	Yes	N/A	N/A
Tiered interest rate discount	No	Yes	Yes	No
100% offset	No	Yes – no fee applies	Yes – no fee	No
Family repayment pause 3 or 6 months	Yes	Yes	Yes	N/A
Eco-repayment pause 3 or 6 months	Yes	Yes	Yes	N/A
Line of credit	No	No	No	No
Establishment fee – new mortgage	\$595	N/A	N/A	\$595
Establishment fee – existing mortgage	\$295	\$0	N/A	\$295
Annual package fee	N/A	\$350	\$350	N/A
Monthly fee	\$0	\$0	\$0	\$0
Free offset and transactional banking	No	Yes	Yes	No
Platinum Visa credit card annual fee waiver	No	Yes	Yes	No

Residential loans (continued)

	Basic home loan	Premium package home loan	Clean energy home loan	Bridging loan
Purpose	Home and investment	Home and investment	Home	Home and investment
Repayment frequency	W, F, M	W, F, M	W, F, M	W, F, M
Additional repayments accepted	Yes*	Yes*	Yes*	Yes
Fixed interest rate available	Yes	Yes	Yes	No
Split loan between variable and fixed facility	Yes	Yes	Yes	No
Redraw available	Yes, P+I only	Yes, P+I only	Yes	No
Redraw fees	\$0	\$0	\$0	N/A
Minimum redraw amount	No minimum	No minimum	No minimum	N/A
Early repayment penalty	No	No	No	No
Balance included in customer value	Yes	Yes	Yes	Yes
Application method	Phone, online, broker	Phone, online, broker	Phone, online, broker	Phone, online, broker

* up to \$20,000 per annum of additional repayments whilst during a fixed rate period.

Things you should know:

- **LVR** stands for Loan to Value Ratio. It is the percentage of money you borrow for a home loan compared to the value of the property. If your LVR is greater than 80%, you will need to pay lenders mortgage insurance (LMI).
- **LMI** stands for Lenders Mortgage Insurance. Lenders Mortgage Insurance (LMI) is a one-off, non-refundable, non-transferrable premium that's added to your home loan. The more you contribute to the purchase price of your property, the lower the LMI cost will be.
- **IO** stands for Interest Only loan. An interest-only loan is a loan in which the borrower pays only the interest for some or all of the term, with the principal balance unchanged during the interest-only period.
- **P&I** stands for Principle and Interest loan. With a P&I loan, your repayments are divided up into two portions. Some is used to pay off the interest due on your outstanding loan amount, while the remainder goes towards paying off the outstanding loan amount itself.

First Home Loan Deposit Scheme (FHLDS)

The First Home Loan Deposit Scheme (FHLDS) is an Australian Government initiative to support eligible first home buyers to build or purchase a first home sooner.

For more information on the FHLDS and eligibility, please visit:

- the Bank Australia website at www.bankaustralia.com.au/personal/campaigns/first-home-loan-deposit-scheme
- the First Home Loan Deposit Scheme Commonwealth Government NHFIC website at www.nhfic.gov.au

Family Home Guarantee (FHG)

The Family Home Guarantee (FHG) is an Australian government initiative which provides eligible single parents with dependants the opportunity to build a new home or purchase an existing home sooner.

For more information on the FHG and eligibility, please visit:

- www.bankaustralia.com.au/personal/campaigns/family-home-guarantee
- the Family Home Guarantee Commonwealth Government NHFIC website at www.nhfic.gov.au

New Home Guarantee (NHG)

The New Home Guarantee (NHG) is an Australian Government initiative to support eligible first home buyers to purchase a first home sooner.

For more information on the NHG and eligibility, please visit:

- The Bank Australia website at www.bankaustralia.com.au/personal/campaigns/first-home-loan-deposit-scheme
- The New Home Guarantee Commonwealth Government NHFIC website at www.nhfic.gov.au/what-we-do/support-to-buy-a-home/new-home-guarantee/