

home loan - interest rates, fees & charges

- A registered first mortgage is required on all home loans.
- The same rates apply for owner-occupied and investment properties.
- The Line of Credit is an all-in-one account with ongoing access to credit funds.
- All variable rate and fixed rate home loans have Redraw facilities.
- There are no monthly account keeping fees on Home Loan Accounts or Line of Credit accounts.
- Loan fees and charges vary for individual applicants and are detailed for applicants in their loan contracts.

Fixed Rates	Loan amount	Term	Nominal Rate %pa
<i>Home Loan</i>	\$5,000 - \$299,999.99 (Reverts to variable rate currently 6.97%pa)	1 year	6.12
		2 years	6.24
		3 years	6.39
	\$300,000 and above (Reverts to variable rate currently 6.67%pa)	1 year	6.12
		2 years	6.24
		3 years	6.39
<i>Refixing/Transferring</i>	\$5,000 - \$299,999.99 (Reverts to variable rate currently 6.97%pa)	1 year	6.12
		2 years	6.24
		3 years	6.39
	\$300,000 and above (Reverts to variable rate currently 6.67%pa)	1 year	6.12
		2 years	6.24
		3 years	6.39

Variable Rates		Minimum top-up amounts	
<i>First Home Loan</i>	\$100,000 to \$1,250,000	\$5,000	6.67
<i>Home Loan</i>	\$5,000 to \$299,999.99	\$5,000	6.97
	\$300,000 and above		6.67

Line of Credit			Nominal Variable Rate %pa
	\$5,000 to \$299,999.99	\$5,000	6.97
	\$300,000 and above		6.67

Bridging Finance (maximum term 12 months)			
	\$5,000 and above	\$5,000	6.97

fees & charges		
Establishment fee (including increasing existing loan)	Standard Fee	\$500
Fees payable to Conveyancer	Including GST	\$133.25
Mortgage registration fee		\$140
Redraw	Each time a member Redraw is approved and drawn (min \$500) Internet Redraw	\$30 nil
Refixing Fee	Converting a variable to a fixed interest rate or transferring existing fixed to fixed interest rate	\$500
Switching Fee (applicable to former Powerstate loans)	Payable when we agree to your request to vary your credit contract so that the above \$300,000 variable interest rate applies	\$800

All loans are provided by Credit Union SA Ltd.

continued overleaf

Break Cost Fee	<p>Payable when your fixed rate period ends before its scheduled term because you prepay the loan in full or (with our consent) switch to a new fixed rate period or a variable rate. To calculate the fee:</p> <ul style="list-style-type: none"> we work out the difference between your fixed rate and our current rate (and if the current rate is higher, no fee is payable). The current rate if you are switching to a new fixed rate is our then current fixed rate for the fixed rate period you had. The current rate if you are switching to a variable rate is our then current applicable variable rate; and we apply this difference over the remainder of you fixed rate period to what would be the principal amount of your loan at the end of the fixed rate period if you made payments in accordance with your credit contract.
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property valuation

Payable to one of Credit Union SA's approved Valuers. Metropolitan area is from Gawler (in the north) to Sellicks Beach (in the south) and the Adelaide District Council area. All valuations for properties over \$500,000 the valuation fee will be subject to negotiation. Fees stated do not include GST. Twenty-five percent (25%) of the GST will added to the base fee.

Metropolitan	Established dwelling House under construction (includes 5 progress inspections) - additional progress inspections	\$205 \$580 \$75 each
Country within 150kms	Established dwelling House under construction (includes 5 progress inspections) - additional progress inspections	\$325 \$775 \$90 each
Country valuations greater than 150kms	By negotiation	

other

Property Title Search	Payable to Registrar General	\$31.60
Retention of old Title		\$28.75
Application for Change of name, note death or marriage	Conveyancer fee (including GST) Registration of change	\$102.50 \$140
Discharge of Mortgage	Registration fee Administration Fee Conveyancer fee (including GST)	\$140 \$240 \$133.25
Production Fee	Payable to Credit Union SA	\$40
Conveyancer Fee	Including GST	\$82
Consent Fee		\$100
Loan Account Arrears Fee	Payable whenever you do not make a repayment in full on or before the date it is due and the default continues for 3 days or more: Letter 1 - payable on the 3rd day Letter 2 - payable on the 10th day Letter 3 - payable on the 17th day Letter 4 - payable on the 24th day	nil \$10 \$10 \$10