

# Home Loan Interest Rates, Fees and Charges



Effective 4 June 2021

| Variable Special Offer Home Loan interest rates for Owner Occupied and Investment Home Loans |
|--|
| Variable Home Loan Package <sup>3, 4</sup> – where no cashback is taken                      |
| Discounted Variable Rate <sup>3</sup> – where no cashback is taken                           |
| Variable Home Loan Package <sup>3, 4, 5</sup>  |
| Discounted Variable Rate <sup>3, 5</sup>   |
| Low Deposit Variable Home Loan Package <sup>4, 6</sup>                                       |

| Principal and interest |                              |
|------------------------|------------------------------|
| Interest rate          | Comparison rate <sup>2</sup> |
| 2.34% pa               | 2.78% pa                     |
| 2.34% pa               | 2.36% pa                     |
| 2.59% pa               | 3.02% pa                     |
| 2.59% pa               | 2.61% pa                     |
| 2.99% pa               | 3.41% pa                     |

| Interest only <sup>1</sup> |                              |
|----------------------------|------------------------------|
| Interest rate              | Comparison rate <sup>2</sup> |
|                            |                              |
| 3.19% pa                   | 3.60% pa                     |
| 3.19% pa                   | 3.21% pa                     |

| Owner Occupied Home Loan interest rates       |
|---|
| <b>Fixed Special Offers<sup>3</sup></b>       |
| 1 Year Fixed Home Loan Package <sup>4</sup>   |
| 2 Year Fixed Home Loan Package <sup>4</sup>   |
| 3 Year Fixed Home Loan Package <sup>4</sup>   |
| 4 Year Fixed Home Loan Package <sup>4</sup>   |
| 5 Year Fixed Home Loan Package <sup>4</sup>   |
| <b>Variable Rate Home Loans<sup>5</sup></b>   |
| Variable Home Loan Package <sup>4</sup>       |
| Discounted variable rate                      |
| Standard variable rate                        |
| <b>Fixed Home Loan Package<sup>4, 5</sup></b> |
| 1 year fixed                                  |
| 2 year fixed                                  |
| 3 year fixed                                  |
| <b>Fixed Rate Home Loans<sup>5</sup></b>      |
| 1 year fixed                                  |
| 2 year fixed                                  |
| 3 year fixed                                  |

| Principal and interest |                              |
|------------------------|------------------------------|
| Interest rate          | Comparison rate <sup>2</sup> |
|                        |                              |
| 1.99% pa               | 3.59% pa                     |
| 1.89% pa               | 3.46% pa                     |
| 1.79% pa               | 3.33% pa                     |
| 2.39% pa               | 3.41% pa                     |
| 2.59% pa               | 3.43% pa                     |
|                        |                              |
| 3.29% pa               | 3.70% pa                     |
| 3.80% pa               | 3.82% pa                     |
| 4.50% pa               | 4.56% pa                     |
|                        |                              |
| 2.59% pa               | 3.64% pa                     |
| 2.59% pa               | 3.58% pa                     |
| 2.59% pa               | 3.53% pa                     |
|                        |                              |
| 3.19% pa               | 4.43% pa                     |
| 3.19% pa               | 4.32% pa                     |
| 3.19% pa               | 4.21% pa                     |

| Interest only <sup>1</sup> |                              |
|----------------------------|------------------------------|
| Interest rate              | Comparison rate <sup>2</sup> |
|                            |                              |
|                            |                              |
|                            |                              |
|                            |                              |
|                            |                              |
|                            |                              |
| 3.84% pa                   | 4.24% pa                     |
| 4.25% pa                   | 4.27% pa                     |
| 4.95% pa                   | 5.01% pa                     |
|                            |                              |
| 3.64% pa                   | 4.22% pa                     |
| 3.64% pa                   | 4.20% pa                     |
| 3.64% pa                   | 4.19% pa                     |
|                            |                              |
| 3.84% pa                   | 4.90% pa                     |
| 3.84% pa                   | 4.80% pa                     |
| 3.84% pa                   | 4.71% pa                     |

| Investment Home Loan interest rates           |
|---|
| <b>Fixed Special Offers<sup>3</sup></b>       |
| 2 Year Fixed Home Loan Package <sup>4</sup>   |
| 3 Year Fixed Home Loan Package <sup>4</sup>   |
| 4 Year Fixed Home Loan Package <sup>4</sup>   |
| 5 Year Fixed Home Loan Package <sup>4</sup>   |
| <b>Variable Rate Home Loans<sup>5</sup></b>   |
| Variable Home Loan Package <sup>4</sup>       |
| Discounted variable rate                      |
| Standard variable rate                        |
| <b>Fixed Home Loan Package<sup>4, 5</sup></b> |
| 1 year fixed                                  |
| 2 year fixed                                  |
| 3 year fixed                                  |
| <b>Fixed Rate Home Loans<sup>5</sup></b>      |
| 1 year fixed                                  |
| 2 year fixed                                  |
| 3 year fixed                                  |

| Principal and interest |                              |
|------------------------|------------------------------|
| Interest rate          | Comparison rate <sup>2</sup> |
|                        |                              |
| 2.19% pa               | 3.87% pa                     |
| 2.19% pa               | 3.75% pa                     |
| 2.65% pa               | 3.78% pa                     |
| 2.75% pa               | 3.75% pa                     |
|                        |                              |
| 3.74% pa               | 4.14% pa                     |
| 4.25% pa               | 4.27% pa                     |
| 4.95% pa               | 5.01% pa                     |
|                        |                              |
| 2.59% pa               | 4.04% pa                     |
| 2.59% pa               | 3.94% pa                     |
| 2.59% pa               | 3.85% pa                     |
|                        |                              |
| 3.19% pa               | 4.84% pa                     |
| 3.19% pa               | 4.68% pa                     |
| 3.19% pa               | 4.54% pa                     |

| Interest only <sup>1</sup> |                              |
|----------------------------|------------------------------|
| Interest rate              | Comparison rate <sup>2</sup> |
|                            |                              |
| 2.39% pa                   | 4.06% pa                     |
| 2.39% pa                   | 3.94% pa                     |
|                            |                              |
|                            |                              |
|                            |                              |
| 3.94% pa                   | 4.34% pa                     |
| 4.50% pa                   | 4.52% pa                     |
| 5.20% pa                   | 5.26% pa                     |
|                            |                              |
| 2.79% pa                   | 4.23% pa                     |
| 2.79% pa                   | 4.13% pa                     |
| 2.79% pa                   | 4.04% pa                     |
|                            |                              |
| 3.39% pa                   | 5.08% pa                     |
| 3.39% pa                   | 4.92% pa                     |
| 3.39% pa                   | 4.77% pa                     |

<sup>1</sup> Interest only interest rates apply when you request to only repay interest charges on your loan. For construction loans, you will only be charged interest only interest rates if, after your construction period, your repayments will not be principal and interest repayments.

<sup>2</sup> Comparison rates are based on a \$150,000 secured loan for 25 years. WARNING: These comparison rates are true only for the examples given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate.

<sup>3</sup> Special offers require minimum new borrowings of \$150,000 or more where the loan to value ratio is 80% or less. These offers are limited and may be withdrawn at any time.

<sup>4</sup> You must hold, or be approved for, total Package borrowings of at least \$150,000. Conditions and annual package fee of \$395 applies.

<sup>5</sup> Cashback offer of \$2,500 available on any owner-occupied or investment loan with minimum new borrowings of \$250,000 where the loan to value ratio is 80% or less. Funds available at settlement, except in the case of construction loans where cashback will be paid on confirmation that the foundation has been poured. Limit of one cashback per household. Not available on fixed rate special offers and bridging loans.


<sup>6</sup> Requires minimum new borrowings of \$150,000 or more where the loan to value ratio is 95% or less for owner-occupied loans and 90% or less for investment loans. This offer is available only to first home buyers, Education Community members and Workplace Banking Benefits members. This offer is limited and may be withdrawn at any time. See website for more information.


Interest rates are subject to change. Membership, lending criteria and fees apply. Terms and conditions available upon request.


| <b>Owner Occupied And Investment Home Loan fees and charges</b>  |   |
|--|---|
| <b>Application fee</b>   | <b>Amount</b>   |
| Payable when you apply for a new loan, or increase an existing loan, that is linked to the Home Loan Package   | \$0   |
| Payable when you apply for, or increase, a discounted home loan  | \$0   |
| Payable when you apply for a standard variable loan  | \$600   |
| Payable when you apply for a fixed rate home loan  | \$600   |
| Payable when you apply to increase an existing loan of any type, other than a loan that is linked to the Home Loan Package or a discounted home loan.  | \$300   |
| Payable when you apply for a bridging home loan  | \$600   |
| Payable when you apply for a nil-end-debt bridging home loan   | \$1,350   |
| <b>Early repayment adjustment</b>  |   |
| Payable if you have a fixed rate loan and, during any fixed rate period, you repay your loan in full, make extra repayments in excess of \$10,000 per annum or switch (with our permission) to a variable rate or another fixed rate. Refer to our Early Repayment Adjustment Fact Sheet for details on how we calculate this fee.   | Calculated at the time of the 'break event'           |
| <b>Lenders' Mortgage Insurance (LMI)</b>   |   |
| Payable if we require Lenders' Mortgage Insurance to protect the Credit Union against the possibility of you defaulting on the loan. LMI is generally required if you need to borrow more than 80% of the value of the property. This is not a Credit Union SA fee.  | At cost   |
| <b>Loan account arrears fee</b>  |   |
| Payable whenever we send you a letter because you do not make a repayment in full on or before the due date and the default continues for 3 days or more:<br><ul style="list-style-type: none"> <li>Letter 1 - arrears 3 to 10 days</li> <li>Letter 2 - arrears 11 to 18 days</li> <li>Letter 3 - arrears 19 to 26 days</li> <li>Letter 4 - arrears 27 days or more</li> </ul> | No charge for first letter \$10 per letter thereafter |
| <b>Mortgage discharge fee</b>  |   |
| Payable when you request us to discharge the Credit Union's mortgage on your security property.  | \$350 per mortgage                                    |
| <b>Over-limit default fee (only on existing Line of Credit accounts)</b>   |   |
| Payable whenever we send you a letter because a debit to your account results in the Credit Limit being exceeded:<br><ul style="list-style-type: none"> <li>Letter 1 - arrears 3 to 10 days</li> <li>Letter 2 - arrears 11 to 18 days</li> <li>Letter 3 - arrears 19 to 26 days</li> <li>Letter 4 - arrears 27 days or more</li> </ul>   | No charge for first letter \$10 per letter thereafter |
| <b>Over-limit fee (only on existing Line of Credit accounts)</b>   |   |
| Payable on each day that the closing balance of a Line of Credit account exceeds the credit limit by \$10 or more and at least one debit transaction was performed to the account.   | \$5 per day   |
| <b>Package fee</b>   |   |
| Payable annually in advance for each year that you maintain a Home Loan Package.   | \$395   |
| <b>Progress payment fee</b>  |   |
| Payable for new construction loans where the loan is to be funded by a series of progressive draw-downs. This fee is payable in addition to the initial valuation fee and covers as many progressive payments as required to complete the construction.  | \$300   |


| <b>Lands Title search fees</b>  |                          |
|---|--------------------------|
| Payable for each search we are required to perform on a security property. This is not a Credit Union SA fee.   | At cost                  |
| <b>Rate lock fee</b>  |                          |
| Payable if you choose to lock in your interest rate on a fixed rate loan for up to 90 days prior to funding of the loan.  | 0.15% of the loan amount |
| <b>Registration fee</b>   |                          |
| Payable each time that a mortgage, discharge of mortgage or other transaction is registered on a property title. This is not a Credit Union SA fee.   | At cost                  |
| <b>Renegotiation fee</b>  |                          |
| Payable each time you request and we approve a significant change to the features of your existing loan. For example, if you request to switch from a variable to fixed interest rate, principal and interest to interest only repayments, change from one loan type to another or to substitute a security. This fee is not payable for loans linked to the Home Loan Package. | \$300                    |
| <b>Security handling fee</b>  |                          |
| Payable each time you request us to produce or consent to a dealing affecting the title of a property we hold as security.  | \$150                    |
| <b>Settlement fee</b>   |                          |
| Payable when we fund a new loan, when we or our representative attends settlement. This fee is not payable for loans linked to the Home Loan Package.   | \$150                    |
| <b>Solicitor's fee</b>  |                          |
| Payable if complex loan documentation is required (for example, where a trust investigation is required) and we engage the services of an external solicitor to assist with preparation of the loan documentation. Solicitor's fees are passed directly to members at cost. This is not a Credit Union SA fee.  | At cost                  |
| <b>Valuation fee</b>  |                          |
| Payable if we require a valuation of the property to be offered as security. Credit Union SA engages licensed third party valuers to perform valuations and passes valuation fees directly to members at cost. This is not a Credit Union SA fee.   | At cost                  |

Want to know more about Credit Union SA or any of our products or services? **We'd be delighted to help.**

 Visit our website [creditunionsa.com.au](http://creditunionsa.com.au)

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 Have a Mobile Lending Manager visit you

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