

Home Loan Interest Rates, Fees and Charges

Effective 04 July 2019



Owner Occupied Home Loan interest rates	Principal and interest		Interest only ¹	
	Interest rate	Comparison rate ²	Interest rate	Comparison rate ²
Special Offers³				
Variable Home Loan Package ⁴ with minimum new borrowings of \$150,000 or more where the LVR is 80% or less	3.49% pa	3.90% pa	3.89% pa	4.29% pa
2 Year Fixed Home Loan Package ⁴ with minimum new borrowings of \$150,000 or more where the LVR is 80% or less	3.49% pa	4.42% pa	3.89% pa	4.73% pa
Discounted Variable Rate with minimum new borrowings of \$150,000 or more where the LVR is 80% or less	3.79% pa	3.81% pa	4.09% pa	4.11% pa
Variable Home Loan Package⁴				
\$150,000 or more	4.15% pa	4.54% pa	4.45% pa	4.83% pa
Variable Rate Home Loans				
Discounted variable rate	4.42% pa	4.44% pa	4.72% pa	4.74% pa
Standard variable rate	5.17% pa	5.23% pa	5.47% pa	5.53% pa
Fixed Home Loan Package⁴				
1 year fixed	3.99% pa	4.53% pa	4.29% pa	4.82% pa
2 year fixed	3.79% pa	4.48% pa	4.09% pa	4.77% pa
3 year fixed	3.79% pa	4.45% pa	4.09% pa	4.74% pa
Fixed Rate Home Loans				
1 year fixed	4.19% pa	5.13% pa	4.49% pa	5.43% pa
2 year fixed	3.99% pa	5.01% pa	4.29% pa	5.30% pa
3 year fixed	3.99% pa	4.91% pa	4.29% pa	5.21% pa

Investment Home Loan interest rates	Principal and interest		Interest only ¹	
	Interest rate	Comparison rate ²	Interest rate	Comparison rate ²
Special Offers³				
Variable Home Loan Package ⁴ with minimum new borrowings of \$150,000 or more where the LVR is 80% or less	3.89% pa	4.29% pa	4.09% pa	4.48% pa
2 Year Fixed Home Loan Package ⁴ with minimum new borrowings of \$150,000 or more where the LVR is 80% or less	3.89% pa	4.91% pa	4.09% pa	5.18% pa
Discounted Variable Rate with minimum new borrowings of \$150,000 or more where the LVR is 80% or less	4.24% pa	4.26% pa	4.54% pa	4.56% pa
Variable Home Loan Package⁴				
\$150,000 or more	4.67% pa	5.05% pa	4.97% pa	5.34% pa
Variable Rate Home Loans				
Discounted variable rate	4.87% pa	4.89% pa	5.17% pa	5.19% pa
Standard variable rate	5.56% pa	5.62% pa	5.86% pa	5.92% pa
Fixed Home Loan Package⁴				
1 year fixed	4.24% pa	5.01% pa	4.54% pa	5.30% pa
2 year fixed	4.04% pa	4.93% pa	4.34% pa	5.22% pa
3 year fixed	4.04% pa	4.88% pa	4.34% pa	5.17% pa
Fixed Rate Home Loans				
1 year fixed	4.44% pa	5.51% pa	4.74% pa	5.81% pa
2 year fixed	4.24% pa	5.37% pa	4.54% pa	5.66% pa
3 year fixed	4.24% pa	5.26% pa	4.54% pa	5.55% pa

¹Interest 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 & interest repayments.

²Comparison 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.

³These offers are limited and may be withdrawn at any time.

⁴Conditions and annual package fee of \$395 applies.

LVR=Loan to Value Ratio.

Interest rates are subject to change.

Membership, lending criteria and fees apply.

Terms and conditions available upon request.

Owner Occupied And Investment Home Loan fees and charges	
Application fee	Amount
Payable when you apply for a standard variable loan	₹600
Payable when you apply for, or increase, a discounted home loan	₹0
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 discounted home loan.	₹300
Payable when you apply for a new loan or increase an existing loan that is linked to the Home Loan Package	₹0
Early repayment adjustment	
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'
Lenders' Mortgage Insurance (LMI)	
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
Loan account arrears fee	
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: <ul style="list-style-type: none"> • Letter 1 – arrears 3 to 10 days • Letter 2 – arrears 11 to 18 days • Letter 3 – arrears 19 to 26 days • Letter 4 – arrears 27 days or more 	No charge for first letter ₹10 per letter thereafter
Mortgage discharge fee	
Payable when you request us to discharge the Credit Union's mortgage on your security property.	₹350 per mortgage
Over-limit default fee (only on existing Line of Credit accounts)	
Payable whenever we send you a letter because a debit to your account results in the Credit Limit being exceeded: <ul style="list-style-type: none"> • Letter 1 – arrears 3 to 10 days • Letter 2 – arrears 11 to 18 days • Letter 3 – arrears 19 to 26 days • Letter 4 – arrears 27 days or more 	No charge for first letter ₹10 per letter thereafter
Over-limit fee (only on existing Line of Credit accounts)	
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
Package fee	
Payable annually in advance for each year that you maintain a Home Loan Package.	₹395
Progress payment fee	
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

Lands Title search fees	
Payable for each search we are required to perform on a security property. This is not a Credit Union SA fee.	At cost
Rate lock fee	
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
Registration fee	
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
Renegotiation fee	
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
Security handling fee	
Payable each time you request us to produce or consent to a dealing affecting the title of a property we hold as security.	₹150
Settlement fee	
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
Solicitor's fee	
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
Valuation fee	
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

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