

Home Loan Update

As at 09 December 2009

- \$0 Monthly Loan Service Fees for the life of the loan on new 3 Year Special Economiser Loans ('off the plan' loans excluded).
- Package rates include a maximum saving of 0.70% p.a. on Standard Variable Rate and Viridian Line of Credit (VLOC) and 0.15%p.a. on Fixed Rate in Wealth Package.*

Home Loans and Investment Home Loans		Rates (p.a.)		Package rates p.a.*		Offset	Standard fees		Other information
		Annual rate	Comparison rate	Annual rate	Comparison rate		Upfront Establishment Fee	Monthly Loan Service Fee	
Introductory	12 Month Discounted Variable Rate (DVR)	5.58%	6.63%	-	-	Full	\$600	\$8	<p>Other fees</p> <ul style="list-style-type: none"> - Rate Lock Fee \$750 - Switching Fee \$300 - Progressive Drawing Fee \$50 per drawing - Security Guarantee Fee \$200 per borrower - Settlement Attendance Fee \$150 - Security Substitution Fee \$300 - Additional Security Fee \$150 (per new security) - Loan Increase Fee \$300 <p>Package benefits (annual fee \$350) include;</p> <ul style="list-style-type: none"> - No monthly account or withdrawal fees on Streamline, Smart Access or Complete Access accounts^ - Eligible MasterCard Credit Card with no annual fee - Interest rate savings, \$0 upfront Establishment Fee- and \$0 monthly Loan Service Fees for the life of the home loan on Fixed Rate, SVR and VLOC - Savings on the other banking, investment and insurance products <p>Ask about our Affordability Options In Focus</p> <ul style="list-style-type: none"> - Family Support, Property Share and Interest Only - Manage your home loan using NetBank. Register online at netbank.com.au - Where Loan to Valuation Ratio (LVR) is greater than 85%, new borrowers must contribute a minimum of 5% towards the property purchase. This must be in the form of genuine savings held in an account for at least 3 months.
	1 Year Guaranteed Rate	6.49%	6.73%	-	-				
Base Variable Rate (BVR)	3 Year Special Economiser	5.93%	6.09%	-	-	-	\$600	\$8	
	Economiser	6.10%	6.23%	-	-				
Complete/ Investment	Standard Variable Rate (SVR)	6.61%	6.74%	5.91%	5.91%	1.50% Partial	\$600	\$8	
	1 Year Fixed Rate	6.64%	6.74%	6.49%	6.60%				
	2 Year Fixed Rate	7.34%	6.89%	7.19%	6.73%				
	3 Year Fixed Rate	7.74%	7.07%	7.59%	6.90%				
	4 Year Fixed Rate	7.94%	7.24%	7.79%	7.05%				
	5 Year Fixed Rate	8.04%	7.39%	7.89%	7.19%				
	7 Year Fixed Rate	8.29%	7.73%	8.14%	7.51%				
10 Year Fixed Rate	8.39%	8.07%	8.24%	7.82%					
15 Year Fixed Rate	8.44%	8.40%	8.29%	8.13%					
Line of Credit	Residential Equity Rate	6.71%	-	6.01%	-	-	\$600	\$12	
Reverse Mortgage	Equity Unlock Loan for Seniors	7.71%	7.81%	-	-	-	\$950	\$12	

Things You Need to Know

- *To be eligible for Wealth Package, you must have an initial 'total home lending balance' of at least \$150,000 and pay the annual package fee of \$350, debited to any Commonwealth Bank transaction account or Commonwealth Bank Credit Card. The package discount that applies is based on your 'total home lending balance'. Total home lending balance is the sum of the account balance of home lending accounts and the credit limit of the line of credit accounts that you have with us. Any extra repayment that you make on your home loan will reduce your total home lending balance. Customers with Low Doc Home Loans where the amount of the loan exceeds 60% of the value of the security property as determined by us, are not eligible to apply for packages. For more information refer to the Wealth Package Fact Sheet.
- ^Excludes all ATMs overseas, EFTPOS and Debit MasterCard transactions overseas or involving currency conversion, transfer group payments to third parties, international Money Transfers and separate services such as bank cheques, periodic payments and transfers/deposits to other banks. Smart Access and Complete Access are options of the Debit MasterCard Transaction Account. You should consider whether these products are appropriate for you. Full terms and conditions are available on request. Other fees may apply.
- *A Deferred Establishment Fee may be payable if a home or investment home loan is repaid within four (4) years from the Funding Date. The fee is not payable if you repay the loan during a guaranteed period where an Early Repayment Adjustment may apply or if you switch to another Loan Type but a switching fee will apply. If you switch from a Fixed Rate, a switching fee will apply and an Early Repayment Adjustment may also apply.

- 1 Year Guaranteed Rate, 12 Month Discounted Variable Rate and 3 Year Special Economiser Rate are available for new borrowings only. The interest rate for the discounted period applies from the date of first loan drawing. After the discounted period ends the rate will convert to the relevant variable rate.
- The security is to be a registered first mortgage over the property. The title and all legal aspects connected with the loan are to be to the Bank's satisfaction.
- The interest rates and fees quoted are effective at the date of this Update for new applications only. The Bank reserves the right to change its interest rates and fees at any time. Applications are subject to normal credit approval. Full terms and conditions will be included in our loan offer. Other fees and charges are payable. Please ask for a copy of our standard fees and charges brochure.
- All Comparison Rates are calculated on the basis of secured credit of \$150,000 over a 25 year term. WARNING: This comparison rate is 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.

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