

Fixed Rate Fact Sheet

Description

Fixed Rate Home/Investment Home Loans give you the ability to set your interest rate for a fixed period of time. This may suit you if you want the assurance of knowing exactly what your repayments will be and therefore give you confidence to budget accurately and plan your finances.

We caution against using Fixed Rate loans to “beat the market”, as you’re effectively gambling on future interest rate movements. It also may not be a good idea to fix your interest rate if you think you might sell your property, make large repayments or switch to a variable rate within the fixed rate term. If you break out of, or switch from a Fixed rate loan early, or repay more than \$10,000 in any year, you may need to pay us an Early Repayment Adjustment (ERA), which could cost you many thousands of dollars.*

Introductory interest rate	Not available.
Interest rate	Fixed from the date of the first loan drawing and is applicable for the fixed rate term. On the maturity date of your fixed rate period, the loan automatically rolls over to the Standard Variable Rate current at that time. If you would like to re-fix your loan for another fixed rate period, you will need to switch to another Fixed Rate loan.*
Rate Lock	Rate lock allows you to lock in the interest rate for the next 90 days. For a Rate Lock fee, this is only available at application for 1-5 Year Fixed rates and is effective from the date we process your request.
Loan purpose	Included purposes: Owner occupied housing, investment housing, personal and/or personal investment, land and bridging finance. Excluded purposes: Business purposes, building/construction and ‘off-the-plan’ purchases.
Increase to loan allowed	No. You must break your fixed rate contract. Please discuss with your lender or broker.*
Borrowing entity	Individuals, Family Trust, Company or Firm.
Prime security	Generally, a registered mortgage over residential property. Other securities may be acceptable.
Collateral security	Limited to securities where regulated documents are available.
Maximum Amount	There is no maximum loan amount.
Minimum amount	\$10,000.
Maximum term	30 years (subject to expected retirement age), conditions apply to Interest Only.
Minimum term	1 year. Other terms available are 2-5 years, 7, 10 and 15 years.*
Loan to Valuation Ratio (LVR)	Up to 80% LVR (no Lenders Mortgage Insurance (LMI) or Low Deposit Premium (LDP)). Above 80% LMI or LDP will apply (normal policy guidelines apply, please speak to your lender/broker).

Interest structure options	Principal and Interest or Interest Only. There are limits on the length of interest only periods. (Interest in Advance available on 1-5 year Fixed Rate Investment Home Loans†).
Repayment frequency	Weekly, fortnightly or monthly (Interest Only is monthly).
Special repayments	Yes, extra repayments (specials) are subject to a maximum \$10,000 per fixed term year.*
Statement frequency	6 Monthly or on request (a fee applies for requested statements).
Offset account	Yes, a partial interest offset (currently 1.5% p.a.) is available for the MISA, excluding Interest in Advance.
Repayment Redraw	Not available.
Card access	Yes - available on loans in single names or loans in joint names where the method of operation is 'Either to Operate', however redraw is not available during the fixed rate period.
Split loan	Yes, combining the certainty of a fixed rate with the flexibility of a variable rate.
Package savings	Save 0.15% p.a. on standard Fixed Rate Home/Investment Home Loans within packages.^
Fees and charges	Refer to current schedule of fees and charges.

Things You Need to Know:

- * In addition to a potential Early Repayment Adjustment (ERA), if you decide to switch or prepay your loan early, either partially or in full, you may need to pay an administration fee. For more details on ERA, see the ERA fact sheet and 'HL 11' in the terms and conditions.
- † The Interest in Advance period must equal the fixed rate and interest only periods. Interest can only be pre-paid twelve months in advance. Refer to the Interest In Advance fact sheet for more details.
- ^ To be eligible for a package, you must have an initial 'total home lending balance' of at least \$150,000 and pay the annual package fee of \$375 per year, debited to any Commonwealth Bank transaction account or Commonwealth Bank Credit Card.
- This fact sheet is subject to change without notice. Applications for finance are subject to Bank's normal credit approval. Full terms and conditions will be included in our loan offer. Fees and charges apply.

