

FEES WE CHARGE FOR CONSUMER MORTGAGE LENDING PRODUCTS.

Effective April 2017

Section 1: Understanding fees and charges

When we may charge fees

The Commonwealth Bank charges fees for administering your account and providing banking services.

The fees we charge may vary depending on the product you choose or the type of service you request. Our aim is to meet your needs by providing products and services that are value for money.

Broadly, we may charge fees:

- ◆ At the time of settlement
- ◆ During the term of the loan
- ◆ If you break a fixed or guaranteed rate loan
- ◆ When you pay the full amount of the loan for any reason.

How to save on fees

There are many ways the Bank can help you to minimise the fees it charges, for example, our No Fee Variable Rate Home Loan or Investment Home Loan. This product offers a competitive interest rate with no home loan related Bank fees*.

Alternatively packages such as Wealth Package (non-broker customers only) and Mortgage Advantage (broker customers only) have been specially designed to save you money.

To be eligible for a Package you must have an initial 'package lending balance' of at least \$150,000 and pay \$395 per year, debited from the nominated account. Wealth Package and Mortgage Advantage are not available with all loan types (e.g. Equity Unlock for Seniors) or Low Documentation loans.

Through a Package, we waive the upfront Establishment Fee (up to \$600) and the Loan Service Fees (up to \$8 p/m for home loans and \$12 p/m for Viridian Lines of Credit). There are many more benefits. Please refer to the Wealth Package Fact Sheet or Mortgage Advantage Fact Sheet for full details, available at commbank.com.au.

How we collect fees

The Bank will collect the relevant fee by making a debit to your Loan Account or nominated account when we process your request or transaction.

Government charges

Government charges such as stamp duty, transfer and mortgage registration fees will apply to all loans. These charges are determined by the relevant State Government, and will vary from State to State.

Note: Government fees are not bank fees. The Bank collects these charges on behalf of the Government. Please contact the relevant State Government Department to find out how much you will be charged.

Norfolk Island Government charges

Stamp Duty – Government stamp duty is payable on cheques issued in Norfolk Island.

Goods and Services Tax – The Norfolk Island Government may charge a Goods and Services Tax on certain service fees the Bank provides. The Bank collects the Goods and Services Tax from you and passes this on to the Government.

* Lenders' Mortgage Insurance Premium/Low Deposit Premium (if applicable) and Government charges apply.

Changes to fees

The Bank may vary the fee and the amounts shown in this booklet. We will notify you of any changes by advertising in a leading daily newspaper in each State, or in writing to you, no later than the day on which the variation takes effect, or as required under your Loan Contract.

What the words mean

Unless otherwise stated, when we refer to home loan we are also referring to:

- ◆ An investment home loan; or
- ◆ Low Documentation home loans; or
- ◆ Interest in Advance; or
- ◆ Off the Plan Purchase home loans.

Unless otherwise stated, when we use the term Viridian Line of Credit we are also referring to:

- ◆ Low Documentation Viridian Lines of Credit; or
- ◆ Off the Plan Purchase Viridian Lines of Credit; or
- ◆ Equity Unlock Loan for Seniors,

which are available only if the Loan was not introduced to us through a broker.

Unless otherwise stated, when we use the term Viridian Line of Credit we are also referring to:

- ◆ Low Documentation Lines of Credit; or
- ◆ Off the Plan Purchase Lines of Credit; or
- ◆ Equity Unlock Loan for Seniors,

which are available only if the Loan was introduced to us through an accredited broker.

Section 2: Summary of fees

Fees payable at the time of settlement or funding

There are fees associated with the preparation to settlement of a home loan. These may include instructing bank staff to prepare relevant loan documents and any correspondence that may arise when we talk to your legal representative.

Your Loan Contract Schedule identifies the fees that are payable at settlement.

Note: If you apply for the No Fee Variable Rate Home Loan or Investment Home Loan the following Bank fees do not apply. However, the Low Deposit Premium (LDP) or Lenders Mortgage Insurance (LMI) may apply. Your Lender will let you know if this may apply to your loan.

Name of fee	When is the fee payable	\$
Additional Security Fee	Payable if we require you to provide more than one security (i.e. the security used to support the repayment of the loan), and one or more of these securities is 'new' i.e. does not already secure another loan.	\$150 per new security
Establishment Fee[^]	Payable to cover the costs the Bank incurs in establishing your loan and unless it is waived by us, is payable at the date of settlement or funding. It does not include other fees and charges also payable at the time of entering into the loan such as those associated with the settlement of the loan or the particular circumstances of the loan.	
	Home loans/Viridian Line of Credit (excluding Off the Plan Purchase).	\$600
	Equity Unlock Loan for Seniors.	\$950
	Off the Plan Purchase for new and existing home loan and Viridian Line of Credit/ Line of Credit customers (variable rate loans only).	\$800

[^] Not payable if your loan type is Extra Home Loan or if you take up a Package with your eligible home loan. Packages are not available on Low Documentation loans.

Name of fee	When is the fee payable	\$
Establishment Fee[^] (continued)	Split Loans with Variable & Fixed Rate Options.	\$600 for each of the 1st two loans plus \$300 for each additional loan
	Home loans/Viridian Line of Credit and you already have an existing home loan/Viridian Line of Credit.	\$300
	If you increase an existing home loan/Viridian Line of Credit.	\$300
Progressive Drawing Fee	Payable when the Bank makes a number of progressive payments to fund your loan amount. Payable at your final drawing.	\$75 per drawing
Rate Lock Fee	Payable if you elect to lock in your interest rates. This non-refundable fee applies to 1 Year Guaranteed Rate and 1-5 Year Fixed Rate home loans only. We will lock in the interest rates for 90 days from the date we process your request.	\$750 per rate lock
Security Guarantee Fee	Payable if a guarantor is listed on the loan schedule.	\$200 per borrower
Settlement Fee (Attendance)	Payable regardless of whether we attend settlement or not, when the Bank or our representative, arranges the funding of the loan.	\$200 (\$150 if the disclosure date in the Contract is before 03/02/12)
Settlement Cheque Fee	Payable if you require additional cheques (more than two) to fund/settle the loan	\$15 per cheque

[^] Not payable if your loan type is Extra Home Loan or if you take up a Package with your eligible home loan. Packages are not available on Low Documentation loans.

Lenders' Mortgage Insurance and Low Deposit Premium

Lenders' Mortgage Insurance or a Low Deposit Premium may apply where there is an increased risk associated with a home loan. The loan attributes determine whether a loan will incur Lenders' Mortgage Insurance or Low Deposit Premium.

Name	When is this payable	\$
Lenders' Mortgage Insurance Premium	We may require you to pay LMI depending on the circumstances of your loan. LMI protects us (not you) against the potential loss we may incur if you can't repay your loan. If the security property is sold and the proceeds are insufficient to fully repay the loan, we may recover the outstanding amount under our LMI policy. The LMI provider may seek to recover the outstanding amount from you, as you are still responsible for repaying the whole loan. The LMI premium is added to the total loan amount and is collected on your behalf and passed to our insurance provider.	To be advised when we calculate the premium
Low Deposit Premium	We may require you to pay LDP depending on the circumstances of your loan. LDP is added to the total loan amount, and if we ask you to pay LDP we won't ask you to pay for LMI. Even if you have paid LDP, we may still seek to recover from you any outstanding amount if the security property is sold and the proceeds are insufficient to fully repay the loan.	To be advised when we calculate the premium

Fees that may apply during the term of your loan

We may also charge fees during the term of your loan depending on what services you ask us to provide. We will debit these fees to your Loan Account or a nominated account when the Bank processes your request.

Note: If you apply for the No Fee Variable Rate Home Loan or Investment Home Loan the following fees will not be charged.

Name of fee	When is the fee payable	\$
Access Fees (overseas transactions)	Payable if you make withdrawals from your Loan Account. Different Access Fees apply depending on the method of access you choose (fees are in Australian currency): ◆ Through the Automatic Teller Machines of ASB Bank in New Zealand, Commonwealth Bank in Indonesia and Commonwealth Bank in Vietnam.	\$2

Name of fee	When is the fee payable	\$
	<ul style="list-style-type: none"> ◆ Overseas access through the Maestro and Cirrus, MasterCard or Visa Plus networks of electronic terminals: <ul style="list-style-type: none"> – Maestro (EFTPOS) or Debit MasterCard purchase in foreign currency (or transaction that involves a currency conversion). – Cirrus, MasterCard or Visa Plus ATM cash withdrawal in foreign currency. – Maestro (EFTPOS) or Debit MasterCard purchase in Australian dollars when overseas. 	<p>3% of transaction value</p> <p>\$5 plus 3% of transaction value</p> <p>3% of transaction value (Effective 30 September 2015)</p>
ATM fees within Australia	<p>Note: The Bank does not charge Access Fees on withdrawals or account balance enquiries on transaction and savings accounts (including MISA), home loans, investment home loans and lines of credit through non-Commonwealth Bank ATMs in Australia. However, ATM owners may charge a fee, which will be disclosed at the time of the transaction. If you proceed with the transaction, the ATM owner's fee will be debited to your account (in addition to the withdrawal amount, if applicable). You should check the ATM owner's fees that apply carefully before completing transactions at non-Commonwealth Bank ATMs in Australia.</p>	
Annual Service Fee	Payable if your home loan is with the former State Bank of Victoria and the terms and conditions state the fee is required.	\$33
Late Payment Fee	<p>Payable on the fifth business day after the repayment due date if at the end of the previous business day your Loan is in arrears by an amount equal to or greater than your monthly loan repayment or monthly payment.</p> <p>We will continue to charge this fee monthly until you repay all the arrears or you enter into and keep an arrangement with us for full repayment of those arrears.</p>	\$20
Loan Service Fee[^]	<ul style="list-style-type: none"> ◆ For home loans – charged monthly to each Loan Account on the repayment due date. <p>For Interest in Advance Investment Home Loans, the fee is charged to the Related Account monthly on the first business day of each month.</p> <ul style="list-style-type: none"> ◆ For Viridian Lines of Credit – charged to your nominated account on the first calendar day of each month for each loan. 	<p>\$8 per month</p> <p>\$12 per month</p>
Monthly Offset Fee	<p>Payable after the Package Agreement has been terminated.</p> <p>Monthly while your eligible Loan is linked to one or more Complete Access Accounts with the Everyday Offset feature in your name under an interest offset arrangement and during the month when that offset arrangement ceases.</p> <p>(We debit the Monthly Offset Fee to your Complete Access Account unless we agree to them being debited to another Commonwealth Bank Transaction Account nominated by you.)</p>	\$10
Other Electronic Banking Fees	<p>Payable if you use any of our electronic banking services to access your account.</p> <p>For details of fees please refer to our Electronic Banking Terms and Conditions brochure which can be obtained by contacting us and is available at commbank.com.au.</p>	
Outward Dishonour Fee	Payable if you have insufficient funds in your Viridian Line of Credit account and a cheque is drawn.	\$5
Overdrawing Approval Fee	Payable if you overdraw or exceed your credit limit on the Related Account or Loan Account.	\$10
Periodical Payments or Transfers	Payable if you arrange a periodical payment or ask us to transfer funds.	\$1.80 plus transfer fee, bank cheque fee and postage as applicable
Security Substitution Fee	Payable if you ask us to substitute one of your securities with another.	\$300
Special Clearance Fees	Payable if you ask us for special clearance on a cheque deposited in the Loan Account.	\$15 per cheque plus any out of pocket cost

[^]Not payable if your loan type is Extra Home Loan or if you take up a Package with your eligible home loan. Packages are not available on Low Documentation loans.

Name of fee	When is the fee payable	\$
Stop Payment Notice Fee	Payable if you ask us to stop payment on a cheque you have written.	\$15 per request
Trust Investigation Fee and UTC Clause 2.1	Payable if we incur investigation cost for loans involving a Trust. This fee applies even if we don't give you a loan. (Refer to UTC Clause 2.1)	To be advised when we calculate the fee

Name of fee	When is the fee payable	\$
Voucher Fee	Payable if you ask us to retrieve a voucher (i.e. deposit, credit or debit slips) that records a transaction on the Loan Account.	\$4 per voucher (minimum charge \$12) or \$60 per hour spent to retrieve voucher(s)

Fees if you prepay or switch a fixed rate loan or prepay a guaranteed rate loan

Some borrowers prefer to arrange either a fixed or guaranteed rate loan. Fixed repayment amounts offer certainty for those who want to protect themselves should interest rates rise. Please note that fees apply if you break these types of loan.

When the Bank processes your request we debit the Administrative Fee and Early Repayment Adjustment to your Loan Account.

Name of fee	When is the fee payable	\$
Administrative Fee	<p>Fixed Rate Home Loan</p> <p>Payable if you:</p> <ul style="list-style-type: none"> ◆ Repay your home loan in full before the fixed interest rate period expires; or ◆ Make partial prepayments which exceed \$10,000 in any year of your fixed rate loan. <p>Guaranteed Rate Home Loan</p> <p>Payable if you repay the full amount of the loan during the guaranteed rate period.</p>	\$50
Early Repayment Adjustment	<p>Payable if you:</p> <ul style="list-style-type: none"> ◆ Make partial prepayments on a Fixed Rate loan which exceed \$10,000 in any year of your fixed rate loan (including paying the loan off in full); or ◆ Make full prepayment during a capped or one-year guaranteed rate period of a home loan; or ◆ Switch your Fixed Rate or guaranteed rate loan before the selected fixed or guaranteed rate period expires; or ◆ Top up the amount of credit of a home loan during a fixed or guaranteed rate period. 	To be advised when we calculate the fee

Fees if you pay off your loan early

A fee will apply if you pay off the full amount of the loan before the term of the loan.

Note: If you apply for the No Fee Variable Rate Home Loan or Investment Home Loan the following fees do not apply.

Name of fee	When is the fee payable	\$
Early Repayment Fee payable on Standard Variable Rate and Base Variable Rate (approved before 1 November 1996)	<p>Payable if you:</p> <ul style="list-style-type: none"> ◆ repay the loan early, in full or by lump sum payment; or ◆ refinance your loan internally or externally. <p>Fee calculation: This fee is calculated by multiplying the loan balance at the time of repayment by one month's interest. The interest rate charged will be at the rate applicable at that date.</p>	To be advised when we calculate the fee
Settlement Fee (Discharge)	Payable if you discharge the loan, i.e. either sell part or all of the Security Property or refinance your Loan with another credit provider.	\$350

Section 3: Home Loan glossary

Home loan term	Description
Fixed rate	An interest rate that is set for an agreed term.
Government charges	These vary for each state and territory and include stamp duty, transfer of land and mortgage registration fees.
Guarantor	A party who has legally agreed to be responsible for the payment of another party's debts.
Lenders' Mortgage Insurance (LMI)	LMI is a one-off insurance premium designed to protect us (not you). It is not a bank fee or an establishment fee.
Low Deposit Premium (LDP)	LDP is a one-off bank fee reflecting the risk associated with a low deposit loan. It is not a fee for the establishment of a loan.
Low Documentation	A loan generally for self-employed people who may not have the financial documents normally required to obtain a loan.
Off the plan	Buying a property – usually an apartment – from seeing the plans, before it is completed or even built.
Package lending balance	Is the sum of the account balance of eligible home lending accounts and the credit limit of Viridian Line of Credit accounts that you have with us at the time you apply for your Wealth Package / Mortgage Advantage. Eligible home loans are those accounts that can be included in the Wealth Package / Mortgage Advantage.
Rate lock	Allows you to lock in the fixed interest rates that are quoted at the time of loan approval.
Redraw facility	Allows access to additional repayments made on a loan.
Security	An asset – usually the property purchased with the loan funds - that can be sold by a lender if the debt is not repaid in full.
Settlement	When the sale or purchase of a property is completed and the owner takes possession of the property.
Settlement date	The date when the new owner makes a final payment and takes possession of a property.
Standard variable rate	A home loan, usually with more comprehensive features than a basic variable loan. Fixed rate loans often revert to the standard variable rate at the end of their fixed term.
Variable rate	An interest rate that generally goes up and down.
Viridian Line of Credit	A flexible ongoing loan arrangement with a specified limit.

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