

# IMPORTANT THINGS TO KNOW ABOUT HOME LOANS.

Taking out a home loan is an exciting and significant commitment. It is important that you select the most suitable product for your current and future needs and that you understand the features, costs and risks associated with the credit contract. Detailed fact sheets are available for different loan types and full details will be set out in your Loan Schedule and Terms and Conditions.

Product	Things you need to know
<b>Standard Variable Rate</b>	<ul style="list-style-type: none"> <li>The Standard Variable Rate product can have full interest offset using a Mortgage Interest Saver Account or an Everyday Offset (feature of Complete Access).</li> <li>This product allows you to make additional repayments and redraw them. There is no minimum amount for electronic withdrawals however a minimum of \$1,000 applies if you redraw in a branch. You can redraw the amount you're ahead on your loan. Your redraw balance will gradually reduce in line with your contracted remaining loan term. Your redraw balance won't include any repayments made towards your next monthly minimum repayment amount.</li> </ul>
<b>Fixed Rate</b>	<ul style="list-style-type: none"> <li>The Fixed Rate product allows you to make additional repayments of up to \$10,000 in each year of your fixed rate loan. However, any additional repayments you make are not available to redraw during the fixed rate period.</li> <li>During the fixed rate period you will have two fixed interest rates. The interest rate applicable will depend on the repayment type you select during the fixed rate period – principal and interest or interest only (for Interest in Advance just the interest only option applies).</li> <li>If you break the fixed rate period, by switching, topping up or prepaying your loan in full or partially, and the bank suffers a loss, an Administrative Fee and Early Repayment Adjustment (ERA) will apply. The ERA is calculated by reference to the remaining fixed term, outstanding loan balance and changes in wholesale market interest rates. The ERA can be significant (thousands of dollars or more). An ERA will not apply if your switch is a change to your repayment type only (except for Interest in Advance).</li> <li>This product can have interest partially offset using a Mortgage Interest Saver Account.</li> <li>Please note, fixed rates are subject to change up until the loan is funded. Our Rate Lock option allows you to lock your fixed interest rates prior to the loan being funded, for a non-refundable fee of \$750 per Rate Lock. If we agree, we'll lock your fixed interest rates for 90 days from the date we process your request and the interest rates on your loan won't change for your elected fixed rate period. The fee will be charged at formal approval of the loan. Prior to funding you can ask us to break the Rate Lock (for example, if rates go down) and revert to the rates available on the funding date.</li> </ul>
<b>Economiser/ Rate Saver</b>	<ul style="list-style-type: none"> <li>The 3 year Special Economiser/3 year Special Rate Saver product has a discount that applies for the first 3 years only. After 3 years, the standard Economiser/Rate Saver variable rate applies without any discount, which will be a higher interest rate and result in repayments increasing at that time.</li> <li>This product allows you to make additional repayments and redraw them. There is no minimum amount for electronic withdrawals however a minimum of \$1,000 applies if you redraw in a branch. You can redraw the amount you're ahead on your loan. Your redraw balance will gradually reduce in line with your contracted remaining loan term. Your redraw balance won't include any repayments made towards your next monthly minimum repayment amount.</li> <li>Interest offset is not available.</li> </ul>
<b>Extra Home Loan</b>	<ul style="list-style-type: none"> <li>This product allows you to make additional repayments and redraw them. There is no minimum amount for electronic withdrawals however a minimum of \$1,000 applies if you redraw in a branch. You can redraw the amount you're ahead on your loan. Your redraw balance will gradually reduce in line with your contracted remaining loan term. Your redraw balance won't include any repayments made towards your next monthly minimum repayment amount.</li> <li>There are two discount options available: <ul style="list-style-type: none"> <li>The life of loan discount option: the same interest rate discount applies for the entire term of the loan, or</li> <li>The introductory discount option: a higher discount applies for the introductory period. At the end of the introductory period, a lower discount applies for the remaining life of the loan, which will result in the interest rate and repayments increasing at that time.</li> </ul> </li> <li>Interest offset is not available and this product is not available as a Low Documentation loan (Low Doc loan).</li> </ul>
<b>No Fee Variable Rate</b>	<ul style="list-style-type: none"> <li>The No Fee Variable Rate product has no home loan related Bank fees, however, Lenders' Mortgage Insurance/Low Deposit Premium and Government charges may apply.</li> <li>This product allows you to make additional repayments and redraw them. There is no minimum amount for electronic withdrawals however a minimum of \$1,000 applies if you redraw in a branch. You can redraw the amount you're ahead on your loan. Your redraw balance will gradually reduce in line with your contracted remaining loan term. Your redraw balance won't include any repayments made towards your next monthly minimum repayment amount.</li> <li>Interest offset is not available.</li> <li>This product is not accessible via ATM &amp; EFTPOS and is not available as a Low Doc loan or split loan.</li> </ul>

<b>Equity Unlock Loan for Seniors</b>	<ul style="list-style-type: none"> <li>The Equity Unlock Loan for Seniors product does not have a set term nor fixed repayments. Interest will be charged to your loan which means over time your debt to the Bank will increase and your equity in your security property will decrease.</li> <li>This product requires you to seek independent legal advice before signing the loan contracts.</li> <li>This product requires you to seek independent financial advice before completing the loan application.</li> <li>If you pass away, the Bank will sell your secured property to repay the loan plus accrued interest and fees, with any remaining money going to your estate. You should discuss these choices with your family.</li> <li>At least one borrower must live at the security address while the loan is in progress. If you leave the property for more than 12 continuous months, you will be required to repay the loan plus accrued interest and fees.</li> <li>If you use the loan to purchase an asset, that may affect your pension entitlements. Please check with Centrelink.</li> <li>If you choose not to draw down (withdraw) the entire loan amount at funding, the entire loan amount may not be available later due to interest being charged to the loan.</li> <li>Equity Unlock Loan for Seniors has a higher establishment fee than other home loan products.</li> </ul>
<b>Product</b>	<b>Things you need to know</b>
<b>Viridian Line of Credit</b>	<ul style="list-style-type: none"> <li>The Viridian Line of Credit product does not have a set term, nor fixed repayments. You will need to manage your repayments so that they cover interest and fees at a minimum each month. The loan is repayable on demand.</li> <li>You will incur ongoing interest on any loan balance that has not been repaid. In order to reduce your loan balance, you must deposit more than what you spend plus interest and fees.</li> <li>Interest offset is not available.</li> </ul>
<b>12 Month Discounted</b>	<ul style="list-style-type: none"> <li>The 12 Month Discounted product has a discount that applies for the first 12 months only. After 12 months, the Standard Variable Rate applies without any discount, which will be a higher interest rate and result in repayments increasing at that time.</li> <li>This product allows you to make additional repayments and redraw them. There is no minimum amount for electronic withdrawals however a minimum of \$1,000 applies if you redraw in a branch. You can redraw the amount you're ahead on your loan. Your redraw balance will gradually reduce in line with your contracted remaining loan term. Your redraw balance won't include any repayments made towards your next monthly minimum repayment amount.</li> <li>This product can have full interest offset using a Mortgage Interest Saver Account.</li> </ul>
<b>1 Year Guaranteed</b>	<ul style="list-style-type: none"> <li>The 1 Year Guaranteed product has two fixed interest rates for the 1st year. The interest rate applicable will depend on the repayment type you select during that first year – principal and interest or interest only. After 1 year, the rate will revert to the applicable Standard Variable Rate relevant to your repayment type at that time – principal and interest or interest only. These may be higher interest rates and result in repayments increasing at that time.</li> <li>If you break the guaranteed rate period, by switching, topping up or prepaying your loan in full, and the Bank suffers a loss, an Administrative Fee and Early Repayment Adjustment (ERA) will apply. The ERA can be significant (thousands of dollars or more). An ERA will not apply if your switch is a change to your repayment type only.</li> <li>This product allows you to make additional repayments and redraw them. There is no minimum amount for electronic withdrawals however a minimum of \$1,000 applies if you redraw in a branch. You can redraw the amount you're ahead on your loan. Your redraw balance will gradually reduce in line with your contracted remaining loan term. Your redraw balance won't include any repayments made towards your next monthly minimum repayment amount.</li> <li>This product can have full interest offset using a Mortgage Interest Saver Account.</li> </ul>
<b>Feature</b>	<b>Things you need to know</b>
<b>Interest Only (Including Interest in Advance)</b>	<ul style="list-style-type: none"> <li>During an interest only period, your interest only payments will not reduce your loan balance.</li> <li>We have different reference rates that apply, depending on whether you are making interest only payments or principal and interest repayments. Consequently, the reference interest rate that will apply during the interest only period will be different to the reference rate that will apply at the end of the interest only period, when your loan reverts to principal and interest repayments.</li> <li>At the end of an interest only period, your repayments will increase to cover principal and interest components. The principal and interest repayments will be higher than they would be if you did not have an interest only period during the life of the loan.</li> <li>For an owner occupied home loan the total maximum interest only period is 5 years over the life of the loan. For an investment home loan the total maximum interest only period is 10 years, with a maximum of 5 years at any one time. Interest only is not available when the remaining contracted loan term is 5 years or less.</li> </ul>
<b>Top Up</b>	<ul style="list-style-type: none"> <li>If you top up your fixed or guaranteed rate loan, you may incur an Early Repayment Adjustment. Please discuss with your lender or broker.</li> <li>If you increase your loan, it will increase the interest being charged and will generally increase your loan repayments. Please ensure that this is suitable for your current and future needs.</li> <li>If using top up for a purchase such as a holiday or a vehicle, you accept that the length of time you will be making repayments on your home loan could be significantly longer than the life of the purchase.</li> </ul>
<b>Refinance</b>	<ul style="list-style-type: none"> <li>By proceeding with this application you confirm that we have discussed your existing debt obligations and confirmed either that refinancing will provide overall cost savings to you or, if it does not, our loan will better meet your needs through convenience, features, or other benefits.</li> </ul>
<b>Building/Construction Loan</b>	<ul style="list-style-type: none"> <li>The Building/Construction Loan feature requires you to sign a contract with a licensed builder and to provide council approved plans before funding. It is not available to 'owner builders'.</li> </ul>
<b>Off the Plan</b>	<ul style="list-style-type: none"> <li>The Off the Plan feature requires you to reconfirm your financial position and the Bank to conduct an external valuation 6 weeks prior to settlement. If there are any changes to your financial position and/or property valuation, the approval may be withdrawn.</li> <li>If Lenders' Mortgage Insurance applies, it will be referred to the insurer for a final decision.</li> <li>If your loan is not funded within the 18 month commitment period, you will need to resubmit your application.</li> <li>This feature cannot be fixed or switched to another type of loan before funding.</li> </ul>

<b>Land Purchase</b>	<ul style="list-style-type: none"> <li>The Land Purchase feature requires you to build on the land within 5 years after funding.</li> </ul>
<b>Bridging Loan</b>	<ul style="list-style-type: none"> <li>Approval of a Bridging Loan is conditional on satisfactory valuation on both the property you own and the property you are purchasing.</li> <li>If you fail to sell your original property, you may face difficulty servicing your loan/s and if not sold within 12 months, the loan will be reviewed and the Bank may exercise its right to sell your property under the terms of the mortgage.</li> </ul>
<b>Property Share</b>	<ul style="list-style-type: none"> <li>The Property Share feature requires each borrower to be the guarantor of all of the other borrowers. If one borrower ceases repayments, the other borrowers may be forced to sell the property.</li> <li>This feature requires you to seek independent legal advice before signing the loan contracts.</li> </ul>
<b>Low Doc Loan</b>	<ul style="list-style-type: none"> <li>Lenders' Mortgage Insurance applies at a lower loan to valuation ratio for Low Doc loans than standard home loans. This will be an additional cost to you if it applies.</li> </ul>
<b>Other</b>	<b>Things you need to know</b>
<b>Fees</b>	<ul style="list-style-type: none"> <li>To know more about fees we charge for consumer mortgage lending products, please access the following document. <a href="https://www.commbank.com.au/content/dam/commbank/personal/apply-online/download-printed-forms/003-750.pdf">https://www.commbank.com.au/content/dam/commbank/personal/apply-online/download-printed-forms/003-750.pdf</a></li> </ul>
<b>Wealth Package</b>	<ul style="list-style-type: none"> <li>To know more about Wealth Package, please refer to the fact sheet available at <a href="http://commbank.com.au/wealthpackage">commbank.com.au/wealthpackage</a></li> </ul>
<b>Credit Card</b>	<ul style="list-style-type: none"> <li>If you are applying for a credit card at the same time as your home loan, please review <b>Important things to know about credit cards</b> over the page.</li> </ul>

# Important things to know about CommBank personal credit cards

The following table describes some of the important things you should know about our personal credit cards. If your application is successful, you will be provided with full detail of the fees and charges payable in our letter of offer.

Product	Things you need to know
<b>Awards credit cards</b>	<ul style="list-style-type: none"><li>• These cards are best if you intend to pay off your balance in full each month and want to earn points which you can redeem for rewards.</li><li>• These cards attract higher annual fees and interest rates than some of our other card types.</li></ul>
<b>Low Fee credit cards</b>	<ul style="list-style-type: none"><li>• These cards are best if you intend to pay off your balance in full each month and want the potential to pay no annual fee.</li><li>• These cards attract higher interest rates than some of our other card types.</li></ul>
<b>Low Rate credit cards</b>	<ul style="list-style-type: none"><li>• These cards are best if you don't regularly pay off your balance in full each month and want to minimise the interest you have to pay on purchases.</li><li>• These cards attract higher annual fees than some of our other card types and higher interest rates than our Essentials credit card.</li></ul>
<b>Essentials credit card</b>	<ul style="list-style-type: none"><li>• This card is best if you want our lowest interest rate and only need a low credit limit with no cash advances.</li><li>• This card may attract a higher annual fee than some of our other card types.</li></ul>