

3 YEAR SPECIAL ECONOMISER/ RATE SAVER HOME LOAN FACT SHEET.

3 Year Special Economiser/Rate Saver Home Loan provides a discount off the Base Variable Rate that applies for the first 3 years. After 3 years, the applicable standard Economiser/Rate Saver Base Variable Rate applies, which will be a higher interest rate and result in repayments increasing at that time. This may suit anyone looking to minimise repayments in the first 3 years of their loan (e.g. First Home Buyers) and then receive the benefits of a low Base Variable Rate.

Loan Purpose	Eligible purposes: Owner occupied housing, investment housing, personal needs, personal investment, off the plan purchases, building/construction loans and land loans. Excluded purposes: Business purposes and bridging loans.
Interest Rates	<ul style="list-style-type: none"> The interest rate that will apply will depend on whether your home loan is for owner occupied or investment purposes and on the repayment type you select – principal and interest or interest only For variable rate loans the interest rate can change at any time At the end of the introductory rate period, the interest rate converts to the applicable Base Variable Rate relevant to your loan purpose and repayment type at that time. <p>For a list of our current interest rates please refer to our Home Loan Interest Rates at commbank.com.au/homeloans</p>
Repayment Frequency	<ul style="list-style-type: none"> Principal and interest - weekly, fortnightly or monthly Interest only - monthly.
Interest Only Payments	<ul style="list-style-type: none"> During an interest only period, your payments will not reduce your loan balance At the end of an interest only period, your repayments will increase to cover principal and interest components If you take an interest only period, the total interest payable over the life of the loan will be higher than if you didn't take an interest only period If interest only is chosen, Repayment Redraw will not be available for the life of the loan For an owner occupied home loan the maximum interest only period is 5 years over the life of the loan For an investment home loan the maximum interest only period is 10 years in total, with a maximum of 5 years at any one time Interest only payments are not available within the last 5 years of the remaining contracted loan term.
Additional Repayments	You can make additional repayments at any time.
Repayment Redraw	<p>Allows you to redraw additional repayments you've made to your loan.</p> <ul style="list-style-type: none"> Only available if repaying principal and interest. The redraw facility is not available for interest only home loans even when the loan rolls over to principal and interest repayments There is no minimum amount for electronic withdrawals A minimum of \$1,000 applies if you redraw in a branch No redraw fees apply If you redraw ensure you have enough funds in your available redraw balance to cover your next monthly repayment or your account may go into arrears.
Interest Offset	Interest Offset is not available.

Top Up	<p>Yes - minimum top up amount of \$10,000 (subject to approval).</p> <ul style="list-style-type: none"> If the loan is increased during the discount period, the Discounted Base Variable Rate will only continue to apply if the loan increase amount represents more than 50% of the total new debt. If the loan increase is 50% or less of the total new debt, the standard Base Variable Rate will apply 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 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.
Switching & Splitting your Loan	<ul style="list-style-type: none"> To find out if your loan type is eligible for switching and how to apply, see our Switching Terms and Conditions at commbank.com.au/homeloans Splitting is not available with other loan types.
Wealth Package	Wealth Package is not available on this product.
Card Access	<p>If you have an available redraw balance, this can be accessed via your Commonwealth Bank Debit or Credit card. In order to do this;</p> <ul style="list-style-type: none"> The loan will need to be in a single name, or If the loan is in joint names, the method of operation must be 'Either to operate'. <p>Please visit a branch or call us to link your card.</p>
Loan Amount	Minimum loan amount of \$10,000 with no maximum loan amount.
Loan Term	No minimum loan term with a maximum of 30 years (subject to expected retirement age).
Lenders' Mortgage Insurance\Low Deposit Premium	<p>Lenders' Mortgage Insurance (LMI) or Low Deposit Premium (LDP) may apply depending on the circumstances of your loan (for example, where there is an increased risk associated with a home loan).</p> <ul style="list-style-type: none"> LMI is a one-off insurance premium designed to protect us (not you) against the potential loss we may incur if you can't repay your loan. It is not a bank fee or an establishment fee LDP is a one-off bank fee reflecting the risk associated with a low deposit loan. It is not an establishment fee. <p>If we ask you to pay LDP we won't ask you to pay for LMI. Your Lender will let you know if this may apply to your loan.</p>
Borrowing Entity	Individuals, non-trading Company and/or Family/Unit/Hybrid Trust.
Acceptable Security	<ul style="list-style-type: none"> Generally, a registered first mortgage over residential property Other securities may be acceptable where regulated documents are available (please discuss with your lender or broker).
Statement Frequency	<ul style="list-style-type: none"> We'll provide a statement of your loan account twice a year or on request A fee applies for requested statements.

Things you need to know

- This fact sheet has been prepared by the Commonwealth Bank without considering your individual objectives, financial situation or needs. You should consider its appropriateness to your circumstances and consider seeking professional advice relevant to your individual needs before making a decision based on this information. You should also obtain professional, financial and taxation advice specific to your individual needs
- Applications for finance are subject to the Bank's normal credit approval
- Full terms and conditions will be included in our loan offer
- Fees and charges are payable, refer to our fees and charges brochure
- This fact sheet is subject to change without notice.