

EXTRA HOME LOAN FACT SHEET.

Extra Home Loan is a discounted variable rate home loan that offers flexible features. There are two discount options available: The Extra Home Loan is a life of loan discount option, where the same interest rate discount applies for the entire term of the loan. The Extra Home Loan (Introductory Period) is an introductory discount option where 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. There are two introductory periods for Extra Home Loans – 2 Years and 4 Years. The 4 Year Introductory Period is only available for First Home Buyers[^].

Loan Purpose	Eligible purposes: Owner occupied housing, investment housing, personal needs, refinance personal debt, personal investment, off the plan purchases, building/construction loans, land loans and bridging loans. Excluded purposes: Business purposes.
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 For a list of our current interest rates please refer to our Home Loan Interest Rates at commbank.com.au/homeloans
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 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	Allows you to redraw additional repayments you've made to your loan. <ul style="list-style-type: none"> There is no minimum amount for electronic withdrawals A minimum of \$1,000 applies if you redraw in a branch No redraw fees apply 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.
Interest Offset	Interest offset is not available.
Top Up	Yes – minimum top up amount of \$10,000 (subject to approval). <ul style="list-style-type: none"> 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 splitting and how to apply, see our Switching Terms and Conditions at commbank.com.au/homeloans Switching from an existing Commonwealth Bank home/investment home loan into an Extra Home Loan is permitted only with a minimum of \$150,000 new borrowings on the existing loan balance at the time of the switch
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	<p>Extra Home Loan (Introductory Period):</p> <ul style="list-style-type: none"> Minimum loan amount of \$150,000 with no maximum amount <p>Extra Home Loan:</p> <ul style="list-style-type: none"> Minimum \$10,000 new loans only Minimum \$150,000 new borrowings on existing loan balance at the time of any switch No maximum amount applies.
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 only (Companies and Trusts excluded).
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

- ^Extra Home Loan (4 Year Introductory Rate) is only available for first home buyers where none of the applicants have previously owned or currently hold an interest in property anywhere in Australia.
- 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.