

Standard Variable Rate Home Loan fact sheet.



Our Standard Variable Rate Home Loan is a flexible loan with a full range of features. You can make additional repayments to pay off your loan quicker, have multiple offset accounts and more.

Things to know upfront

Loan amount	Minimum \$10,000. No maximum.
Loan term	1-30 years.
Additional repayments	Additional repayments can be made at any time. No fees apply.
Repayment redraw	Access additional repayments you make without a fee.
Who can borrow	Individuals, non-trading Companies and/or Family/Unit/Hybrid Trusts.
Interest offset	Loan can be linked to an offset account.
Acceptable security	Generally, a registered first mortgage over residential property.

Loan purposes

What you can use the loan for	What you can't use the loan for
<ul style="list-style-type: none">• Owner occupied or investment property purchase• Refinance• Off the plan purchases• Building/construction loans• Land loans• Bridging loans• Personal needs• Personal investments.	<ul style="list-style-type: none">• Business purposes

Interest rate

The interest rate depends on whether

- Your loan is for owner occupied or investment purposes; and
- You make Principal and Interest or Interest Only repayments.

The interest rate is variable and can change at any time.

For current interest rates visit commbank.com.au/personal/home-loans/comparison-table

Repayment types & frequency

There is more than one way to pay back your home loan.

Principal and Interest	<ul style="list-style-type: none">• Repayments can be set up weekly, fortnightly or monthly.• Principal and Interest repayments cover interest accrued and contribute to reducing the loan balance (the principal amount you borrowed). <p>TIP: One of the benefits of selecting principal and interest repayments from the beginning of the loan term is that the amount of interest payable will be lower over the life of the loan. That's because interest is calculated on the outstanding balance of your home loan. So each time you pay the minimum repayment you're chipping away at the principal loan amount as well as the interest.</p>
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Interest Only

Interest only

- Required payments can only be **Monthly**.
- You are only required to pay interest during an Interest Only period. This means your required payments over the Interest Only period will be lower than if you were also repaying the principal (the amount you borrowed).
- At the end of an Interest Only period your repayments will increase to cover the Principal and Interest amounts over the remaining term.
- The Principal and Interest repayments will generally be higher after an Interest Only period than they otherwise would have been as you will not have repaid any of the principal amount you borrowed, and the principal needs to be repaid over a shorter period of time.
- The total interest you pay over the loan term will generally be higher if you have an Interest Only period.
- The maximum total Interest Only period is:
 - **5 years** over the life of the loan for an **owner occupied** home loan.
 - **10 years** in total maximum of 5 years (at any one time) for an **investment** home loan.
- Interest Only payments are not available within the last 5 years of the contracted loan term.

TIP: Remember, that the principal amount will remain the same and your outstanding loan balance won't reduce during the Interest Only period – unless you choose to make additional repayments.



Redraw

Your loan comes with a repayment redraw facility. Giving you access to additional repayments you make that put you ahead of your loan repayment schedule.

Your available redraw balance:

- Will reduce so at the end of your agreed loan term, both your loan balance and the available redraw will be zero.
- Won't include any repayments made towards your next monthly minimum repayment amount.
- Can be accessed via:
 - CommBank app, NetBank or telephone banking (no minimum applies)
 - Any CommBank branch (\$1,000 minimum applies)
 - Your Debit or Credit card

For joint loans the method of operation must be 'any to operate'. Contact us to link your loan account to your card.



Interest offset

An Everyday Offset is an offset account that can be linked to a Standard Variable Rate Home Loan. You can have unlimited Everyday Offset accounts linked to one home loan.

Money in the offset account.

- Do not earn credit interest but instead they offset your loan balance and reduce interest payable on your loan. So when the offset balance is greater than \$0, the equivalent amount within your home loan balance will not incur interest. For example: If you have \$10,000 in your offset and a loan balance of \$200,000, you'll only pay interest on \$190,000 of the home loan.
- Are available for everyday transactional access. Everyday Offset is a feature of the Complete Access account.

An Everyday Offset is only available if your home loan is:

- In personal name(s); and
- In the same name as the Everyday Offset account.



Top up

Through a top up you can borrow an additional \$10,000 or more – subject to equity held in your property and our approval. With any top up it's important to ensure you can manage the financial impacts because:

- Increasing your loan will increase the interest charged and will generally increase your repayments. Please ensure this is suitable for your current and future needs.
- Where a top up is used to fund a purchase (such as a vehicle or a holiday), the time over which the amount is repaid could be significantly longer than the life of the purchase.

Switching and splitting your loan

Switching is a change to one or more aspects of your loan, for example switching from a variable rate to a fixed rate or switching from Interest Only to Principal and Interest repayments.

Splitting is when you convert one loan into two or more loan accounts, generally with different loan types, repayment types or interest rates.

Wealth package

Enjoy interest rate discounts and no establishment fees for eligible home loans, and no annual fees for eligible credit cards. To receive these benefits you must qualify for the Wealth Package and have an initial package lending balance of at least \$150,000 when you apply for a package.

For more information about Wealth Package benefits and eligible loan types visit commbank.com.au/wealthpackage

Lenders' mortgage insurance/low deposit premium

Lenders' Mortgage Insurance (LMI) or Low Deposit Premium (LDP) may apply where there is an increased risk associated with a home loan. The circumstances of your loan determine whether a loan will incur LMI or LDP. They are a one-off costs added to the total loan amount and are not a fee for the establishment of a loan.

LMI is a one-off insurance premium that protects us (not you) against the potential loss we may incur if you are unable to repay your loan. We don't keep the LMI premium – it's passed on to the insurer

LDP is a one-off bank fee designed to reflect the risk associated with a low deposit loan. If we ask you to pay LDP we won't ask you to pay LMI.

We're here to help



If you have any questions visit commbank.com.au/homeloans, call us on **13 2224** (8am - 8pm 7 days a week) or drop into a branch.



You can also book an appointment to speak with one of our Home Lending Specialists at commbank.com.au/appointment

Things you should know

This fact sheet doesn't consider your individual objectives, financial situation or needs. Before basing any decisions on this information please:

- Consider its appropriateness to your circumstances.
- Consider obtaining professional advice specific to your needs, including financial, taxation and legal advice.

Loan applications are subject to credit approval and any loan offer includes full terms and conditions. Fees and charges apply – see our fees and charges brochure. This fact sheet is subject to change without notice.

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