

FIXED RATE HOME LOAN FACT SHEET.

(Please note: The 7 Year Fixed Rate product is unavailable for new fundings from 29 September 2018).

Fixed Rate Home Loan gives you the ability to lock in your interest rates for a fixed period of time so you can plan ahead with certainty. This may suit you if you want the assurance of knowing exactly what your repayments will be and therefore give you confidence to budget accurately and plan your finances. You can also choose from options including rate lock (prior to funding only), interest only and split loans to meet your needs. It may not be a good idea to fix your interest rates if you think you might sell your property, make large repayments, top up your loan or switch to a variable rate within the fixed rate term as you may have to pay an Administrative Fee and Early Repayment Adjustment (ERA).

Loan Purpose	<p>Eligible purposes: Owner occupied housing, investment housing, personal needs, personal investment, land loans and bridging loans.</p> <p>Excluded purposes: Business purposes, building/construction loans and off the plan purchases.</p>
Interest Rates	<ul style="list-style-type: none"> The interest rate that will apply depends 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 During the fixed rate period you will have two fixed interest rates, one for principal and interest repayments and one for interest only payments (for Interest in Advance the interest only rate applies less a 0.20% p.a. discount) The interest rates will be fixed from the date of the first loan drawing and will be applicable for the fixed rate term At the end of your fixed rate period, the rate will revert to the applicable Standard Variable Rate relevant to your loan purpose and repayment type at that time. These may be higher interest rates and result in repayments increasing at that time If you would like to re-fix your loan for another fixed rate period, you will need to switch to another Fixed Rate loan You can ask us to rate lock your fixed interest rates prior to the loan being funded, for a non-refundable fee. 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. 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. <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. 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 Interest in Advance is available on 1-5 year Fixed Rate Investment Home Loans. The interest in advance period must equal the fixed rate and interest only periods. Interest can only be pre-paid twelve months in advance. Administrative Fee and ERA applies for breaking an Interest In Advance period.

Additional Repayments	<p>Except during an interest in advance period, you can make additional repayments of up to \$10,000 in each year of your fixed rate loan without incurring an Administrative Fee or an Early Repayment Adjustment (ERA). We count a year as 12 months from the date you enter the fixed rate agreement and every 12 months after that.</p> <p>If your additional repayments exceed \$10,000 in a fixed term year, we will charge you an Administrative Fee and may also make an ERA to your loan account. The ERA fee is calculated by reference to the remaining fixed term, outstanding loan balance and changes to the wholesale market interest rates and can be significant (many thousands of dollars).</p>
Repayment Redraw	Any additional repayments you make are not available to redraw during the fixed rate period.
Interest Offset	<p>Partial interest offset is available with a Mortgage Interest Saver Account (MISA). This means a reduced interest rate is charged on that part of the home loan account equal to the balance of the offset.</p> <p>For example: If you have \$10,000 in your MISA (with a partial offset rate of 1.5% p.a.) and a home loan balance of \$200,000 with a 5% p.a. interest rate, the interest rate on \$10,000 of your home loan will be reduced to 3.5% p.a. You will therefore pay 3.5% p.a. on \$10,000 and 5% p.a. on \$190,000 in your home loan. You do not earn interest on the \$10,000 in your offset.</p> <ul style="list-style-type: none"> • For the MISA interest offset to apply there must be a minimum \$1,000 MISA balance • For Interest in Advance offset is not available.
Top Up	<ul style="list-style-type: none"> • You must break your fixed rate contract and may be charged an Early Repayment Adjustment. Please discuss with your lender or broker • Top ups on Interest in Advance Loans are not permitted during the interest in advance period. Top ups are permitted when moving into an Interest in Advance Loan.
Switching & Splitting your Loan	<p>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</p> <ul style="list-style-type: none"> • An Administrative Fee and Early Repayment Adjustment (ERA) may be payable if you switch during the fixed rate period, (this could cost you many thousands of dollars) • An ERA will not apply if your switch is a change to your repayment type only (except for Interest in Advance).
Wealth Package	For more information and Wealth Package eligibility please refer to commbank.com.au/wealthpackage
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. (Redraw is not available during the fixed rate period).</p>
Loan Amount	Minimum loan amount of \$10,000 with no maximum loan amount.
Loan Term	1 to 5 year and 7 year fixed rate terms available.
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.