

Fixed Rate Home Loan Fact Sheet.

Have a little certainty in your life

A Fixed Rate Home Loan gives you the certainty of knowing exactly what your repayments will be for a certain term, while protecting yourself against any potential interest rate rises.

What 'fixed rate' means

When you apply for a home loan you can request a variable or fixed interest rate on some or all of the loan amount.

A fixed rate stays the same for the term you choose which can be between two to five years. This means that your interest rate and monthly repayment amount won't change during this period, regardless if interest rates go up or down.

What happens after the fixed term

Once your fixed rate term ends your rate will revert to the Clear Path Variable Rate as outlined in your loan contract. We will write to you before this date so you can prepare for the change to your loan interest rate and repayments.

Who can apply

This loan is available to individuals who are:

- buying an owner-occupied or investment property; or
- refinancing an existing Owner Occupied or Investment loan; or
- buying land; or
- making a personal investment.

It is also available for companies or trusts purchasing an investment property.

The Fixed Rate Loan isn't available for construction loans, business purposes, or Self-Managed Superannuation Funds. There's no minimum or maximum loan amount.

Security and loan term

You need residential property as security for the loan, and the fixed term can be from two to five years, with a maximum loan term up to 30 years.

LVR and LMI

Where the security property Loan-to-Value Ratio (LVR) is above 80%, you will need Lender's Mortgage Insurance (LMI). For certain security properties, LMI is required where the LVR is above 70%.

If you're repaying principal & interest

For...	The maximum LVR is...
owner-occupiers	95% including LMI
investors	90% including LMI

If you're repaying interest only

For...	The maximum LVR is...
owner-occupiers/investors	90% including LMI

Other features

With a Fixed Rate Home Loan you can:

- receive one free property valuation
- make up to \$10,000 of extra repayments each year without any break costs
- make principal & interest or interest only repayments (the interest only and fixed term must match)
- pay weekly, fortnightly or monthly
- access your loan via Internet Banking
- receive a statement every six months.

No Redraw or Top Up

During a fixed rate period you can't redraw or top up your home loan.

Rate lock

You can choose to Rate Lock. For more information, please refer to the Rate Lock Fact Sheet.

Mortgage Offset

Mortgage offset account facility not available for Fixed rate products.

Splitting your loan

If you want the best of both variable and fixed rates, you can split your loan so you have some certainty of your rate and repayments. For example, on a \$500,000 loan you might have \$250,000 as a Clear Path Variable Rate Home Loan and the remaining \$250,000 on a Fixed Rate Home Loan.

Possible costs to consider

If you need to break your fixed rate term (end it before the fixed term ends) or make extra payments above \$10,000 per year, you may pay break costs. Refer to the Break Cost Fact Sheet for more information.

Got a question?

For more information including fees and charges, call us on 1300 55 72 72, or speak to your Branch Manager or Broker.

We'll be happy to help.

Fixed Rate Home Loan Product Features.

Application fee	No application fee	
Valuation fee	One free valuation*	
Monthly fee	\$10 per month	
Loan purpose	Owner occupied and investment housing. Not available for construction purposes	
100% Mortgage Offset	Not available	
Redraw	Not available during fixed rate period	
Top Up	Not available	
Split Loans	Yes – variable rate application fee may apply	
Loan Switching	Yes – break costs may apply during a fixed period	
Additional Repayments	Yes – make up to \$10,000 in additional repayments per year (break costs may apply above this amount)	
Repayment Options	Principal and Interest or Interest Only (up to 5 years maximum)	
Repayment Frequency	Weekly, fortnightly or monthly	
Statement Frequency	6 monthly	
Electronic Banking	Internet Banking	
Borrower Types	Individuals, companies and trusts. Excludes Self-Managed Super Funds	
Security	Residential property	
Maximum Loan to Value Ratio (LVR)	Principal and Interest 95% inclusive of LMI for Owner Occupier 90% inclusive of LMI for Investors	Interest Only 90% excluding LMI for Owner Occupiers 90% inclusive of LMI for Investors
Lenders Mortgage Insurance	Required where LVR is above 80%	
Minimum Fixed Loan Term	2 Years	
Maximum Loan Term	30 years	
Minimum Loan Amount	No minimum	
Maximum Loan Amount	No maximum	