

Advantage Variable Home Loan (100% Offset)

Our 100% Offset Home Loan puts you in control. It combines a fully featured home loan with all the benefits of a 100% offset account and lets you see at a glance what you owe and what you own because the offset balance is shown separately. The best part is that interest charges are calculated by applying the interest rate to the net balance (loan amount less offset balance) each day

Principal & Interest	Interest-Only		
<p>This repayment option offers principal and interest repayments for the full term of the loan. Interest rate flexibility allows you to have a fixed or variable interest rate, and you can also split your loan.</p>	<p>Ideal for investors, this option allows you to have up to 10 years interest-only repayments before principal and interest repayments are required.</p>		
<p>Loan Purpose</p>	<p>Use a 100% Offset Home Loan for:</p> <ul style="list-style-type: none"> • Purchase or refinance of an owner-occupied or investment property • Debt consolidation 		
<p>Interest Rate</p>	<p>Home equity loan for investment or personal purposes Loan</p> <ul style="list-style-type: none"> • Balanced Variable Rate <p>Deposit interest is not paid if the net balance is positive (that is if the offset balance exceeds the amount owed).</p>		
<p>Application Fee</p>	<p>Additional fees are payable if you have more than one security property, require the support of a guarantor and/or have a company or trust involved in the application.</p>		
<p>Administration Fee</p>	<p>Nil</p>		
<p>Minimum Loan Amount</p>	<p>\$50,000</p>		
<p>Maximum Loan Amount</p>	<p>\$750,000 to 90% LVR</p>		
<p>Loan Term</p>	<p>Minimum: 5 years Maximum: 30 years</p>		
<p>Statements Issued</p>	<p>Monthly on the last day of the month.</p>		
<p>Interest Calculated</p>	<p>Interest is calculated daily on the net closing balance of the loan (that is the amount owed less the offset balance) and is charged monthly.</p>		
<p>Loan to Valuation Ratio</p>	<p>Up to 90% (inclusive of LMI)</p>		
<p>Repayment Frequency</p>	<table border="0"> <tr> <td style="vertical-align: top;"> <p>Weekly, fortnightly or monthly repayments with payments automatically debited from the offset balance.</p> </td> <td style="vertical-align: top;"> <p>Monthly repayments with payments automatically debited from the offset balance.</p> </td> </tr> </table>	<p>Weekly, fortnightly or monthly repayments with payments automatically debited from the offset balance.</p>	<p>Monthly repayments with payments automatically debited from the offset balance.</p>
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<p>Voluntary Repayments</p>	<p>Variable Rate – Extra repayments can be made at any time without penalty.</p>		
<p>Split Loans</p>	<p>Available – You may split your loan with a Variable Term Loan, a Fixed Rate Term Loan or another 100% Offset Home Loan. Additional loan application fee may apply per split.</p>		
<p>Redraw</p>	<p>Available – Electronic redraw is free, internet & phone transactions First 5 ATM transactions are free.</p>		
<p>Rate Conversion</p>	<p>Convert from a variable rate to a fixed rate at any time. A loan variation fee is payable.</p>		
<p>Transaction Fees</p>	<p>After an allocation of 5 ATM transaction for each month: ATM transactions are then \$1.50 each, Over counter deposits (Westpac. \$2.00 (note: encoded deposit book required). Deposit books \$5 each, first one free.</p>		
<p>Deferred Establishment Fee</p>	<p>Fee FREE Fully transactional with unlimited phone and online account access, BPAY, pay anyone, cheque, deposit, as well as five free ATM transactions per month. Visa debit card linked to redraw offset</p>		
<p>Other information</p>	<p>Other fees apply CueCard ATM network (includes Westpac, St.George and BankSA) No Longer Applicable for loans contracted from 1/7/11 Clawbacks applicable for up to 2 years.</p>		

Information correct as at 30/9/11