

Australian Unity Bank

Loan Fee Schedule

31 October 2024

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Loan Fee Schedule

Effective 31 Oct 2024

Important Information

This document must be read in conjunction with the following documents:

- Schedule of Interest Rates – Lending
- Australian Unity Bank Transaction, Savings and Investment Products Terms and Conditions and Low Rate Visa Card Conditions of Use (as applicable)
- The terms and conditions of your loan within your letter of offer and loan contract when you successfully applied for this product.

Together these documents form the Terms and Conditions for Australian Unity Bank's Accounts.

Australian Unity Bank Limited

ABN 30 087 652 079, AFSL/Australian Credit Licence 237994

Customer Owned Banking Code of Practice

We subscribe to the Customer Owned Banking Code of Practice. The relevant provisions of the Customer Owned Banking Code of Practice as amended from time to time apply if you are an individual or a small business (as defined by the Customer Owned Banking Code of Practice).

These document and the fees, charges and transaction limits apply to these Accounts:

- Health Wealth Happiness – Package Home Loan
- Health Wealth Happiness – Non Package Home Loan
- Wealth Builder Investor – Package Home Loan
- Wealth Builder Investor – Non Package Home Loan
- Kickstarter Home Loan
- Personal Loans (Secured, Unsecured and Car Loans)

How to Contact Us

If you would like more information about any of our products or fees and charges, please contact us using one of the following methods:

- Phone us on **1300 790 740** (Monday to Friday – 8.30am to 5.30pm AEST/AEDT)
- Write to us at **GPO Box 1801, Melbourne VIC 3001**
- Email us at **bankingsupport@australianunity.com.au**

Summary of fees and charges by product

	Fee amount	Health Wealth Happiness - Package Home Loan	Health Wealth Happiness - Non Package Home Loan	Wealth Builder Investor - Package Home Loan	Wealth Builder Investor - Non Package Home Loan	Kickstarter Home Loan	Personal Loans (Secured, Unsecured and Car Loans)
Additional progress payment fee	\$50	✓ (construction loans only)	✓ (construction loans only)	✓ (construction loans only)	✓ (construction loans only)		
Additional valuation fee	\$349	✓	✓	✓	✓	✓	
Annual package fee	\$399	✓		✓			
Audit request fee	\$30 per hour (min charge \$30)	✓	✓	✓	✓	✓	
Break cost fee	Variable	✓ (fixed only)	✓ (fixed only)	✓ (fixed only)	✓ (fixed only)		
Change of security fee	\$199	✓	✓	✓	✓	✓	
Construction loan fee	\$750	✓	✓	✓	✓		
Discharge fee	\$375	✓	✓	✓	✓	✓	
Documentation search fee	\$30.00 per hour (min charge \$15)	✓	✓	✓	✓	✓	
Establishment fee	\$199						✓
Fixed interest rate lock fee	0.15% of the approved fixed loan amount with a minimum fee of \$499	✓ (fixed only)	✓ (fixed only)	✓ (fixed only)	✓ (fixed only)		
Interest type switch fee	\$249		✓		✓		
Lenders mortgage insurance	Variable	✓	✓	✓	✓	✓	
Loan establishment fee	\$600		✓		✓	✓	
Loan re-documentation fee	\$150	✓	✓	✓	✓	✓	✓
Loan restructure fee	\$399	✓	✓	✓	✓	✓	
Loan top up fee	\$299	✓	✓	✓	✓	✓	
Preparation of deed of priority	\$399	✓	✓	✓	✓	✓	
Product switch fee	\$399	✓	✓	✓	✓	✓	
Self-serve redraw	Free	✓ (variable only)	✓ (variable only)	✓ (variable only)	✓ (variable only)	✓ (variable only)	✓ (variable only - not available on car loan)
Staff assisted redraw fee	\$50	✓ (variable only)	✓ (variable only)	✓ (variable only)	✓ (variable only)	✓ (variable only)	✓ (variable only - not available on car loan)
Title/documentation production fee	\$249	✓	✓	✓	✓	✓	

Fee descriptions

Additional Progress Payment Fee

Payable for every progress payment made after the 5 progress payments covered in the construction loan fee.

Additional Valuation Fee

Payable for any additional valuation required as part of the loan settlement process. Covers valuation for a residential property valued up to \$1.5M. Please note: Valuation for any residential property with an expected value above \$1.5M will be charged as per the cost to us.

Annual Package Fee

Payable on all package loans. This is charged to the loan at settlement then annually on the anniversary date of funding.

Please note: Valuation for any residential property with an expected value above \$1.5M will be charged as per the cost to us.

Audit Request Fee

\$30 per hour (min charge \$30). Charged when you request us to provide a written confirmation of your financial accounts with Australian Unity.

Break cost fee

Applicable to fixed home loans only. It is possible that you may decide later to switch your loan or to prepay it early, then a fixed rate loan may not be suitable to you, and a variable interest contract should be considered prior to accepting this offer, as it does not have a break cost fee. The purpose of applying the break cost is to compensate us for the loss which we incur as a result of the effective termination of your contract with us. It is neither a penalty nor a fee, but an adjustment to recover that loss.

We will charge you a break cost adjustment on the day that you:

- a) switch or repay the loan in full before the expiry of the fixed rate period;
- b) make pre-payments (payment of an amount that is more than the regular payment amount specified in the loan repayment table) exceeding \$10,000 in any 12 month period; or
- c) fail to rectify any breach of the loan contract by the expiration of the time limit we specify in a default notice to be served on you, and the wholesale market swap rate for the term equal to your remaining fixed rate period is less than the wholesale market swap rate for the fixed interest period on the date the interest rate was fixed for your loan.

When you take out a fixed rate loan, we lock in our funding costs at a fixed rate for an equivalent period. If you decided to switch or prepay your loan early, either partially or in full, we then need to unwind, or reset, our fixed rate funding, which may result in a cost to Australian Unity.

The Break Cost is in summary calculated as: [Your loan balance] x [remaining fixed term of your loan] x [change in our cost of funds]

We calculate the Break Cost by assessing the movement in our funding costs, verified by comparing the movement in the wholesale market swap interest rates. This calculation assesses the difference between the fixed term wholesale market swap rate at the date that your loan originally was taken out, and the rate applying for the remaining term of the loan from the date specified above ("When the Break Cost is applied").

To illustrate:

Say you borrowed \$300,000 on the 6 January 2014 with the annual percentage rate fixed for 5 years and, on that date the wholesale market swap rate for 5 years fixed was 3.79%. Then, on 6th January 2016, you want to repay the fixed rate loan in full, and at that date you have paid off \$45,000 of the principal, so the loan balance is \$255,000 and you have 3-years of your fixed rate term remaining. The wholesale swap rate for the remaining three years (the remaining term of your loan) is now 2.18%.

The difference between the fixed rate at the beginning (3.79%) and for the remaining term of three years (2.18%) is 1.61%. We therefore apply the rate of 1.61% to your loan balance of \$255,000 over a three year term, which equates to \$12,312.68. However, the calculation must also reflect the time value of money, by a present day value, resulting in a Break Cost to you of \$11,908.68.

Change of security fee

Payable when you wish to change security against your Home Loan with another security that is currently mortgaged to Australian Unity. If discharge of existing security is required, the discharge of mortgage fee will also be payable

Construction loan fee

This fee includes property valuations at up to 5 stages of construction and up to 5 progress payments. Additional valuations or progress payments will be charged the standard published fees as listed in this schedule.

Discharge fee

Payable when the security on your property is released. This fee covers our costs of preparing the necessary documentation to allow the discharge of your mortgage or other security type. Statutory government registration fees will also apply. Fee does not include settlement agent fees in non-CBD locations, which will be charged additionally as per cost to us.

Documentation search fee

\$30 per hour (min charge \$15). Charged when you request us to search and/or retrieve voucher/s or other documentation connected to your accounts with Australian Unity.

Establishment fee

Payable on all new personal loan products including secured, partly secured, unsecured and car loan products.

Fixed Interest rate lock fee

The fixed interest rate will be locked (held) for a Rate Lock Period of 90 days from the date we receive the fixed interest rate lock request and is not available after this 90 days Rate Lock Period has ended.

The Fixed Interest Rate Lock Fee will not be charged if settlement does not proceed.

Interest type switch fee

Payable when you request to change your loan interest rate type e.g. Interest Only to Principal and Interest or vice versa and/or Variable to Fixed Interest Rate or vice versa.

This fee is not charged on package loans.

Please note: Penalties apply if breaking out of fixed rate option prior to expiry of existing fixed rate period. Refer to Break Cost Fee in this schedule for more information.

Lenders Mortgage Insurance

Lenders Mortgage Insurance (LMI) is an insurance policy that protect Australian Unity Bank from any loss if a borrower defaults on their home loan. It does not protect the borrower. It is a one-off, non-refundable, non-transferrable premium that's added to your home loan. You may be charged LMI if you borrow more than 80% of the value of your property.

It's calculated based on the size of your deposit and how much you borrow. The more you contribute to the purchase price of your property, the lower the cost will be. LMI protects the bank against any loss we may incur if you are unable to repay your loan.

The circumstances of your home loan will determine whether LMI may apply.

Loan Establishment fee

This fee is applicable to new, non package loans. This fee covers the cost of property valuation (for one residential property up to \$1.5M) and preparation of the loan documents.

Please note: Valuation for any residential property with an expected value above \$1.5M will be charged as per the cost to us.

Loan re-documentation fee

Payable if the loan documents need to be reprepared due to a change in requirements by the customer. This fee also applies should you not proceed with the loan after the new loan contract is prepared.

Loan restructure fee

Payable when the loan requires restructuring e.g. when a loan is changed from having two account holders to one account holder. Discharge of mortgage fee will also apply if a discharge and lodgement of a new mortgage are required.

Loan top up fee

Payable when additional funds are requested under an existing mortgage. This fee covers administration costs where there is no change to the security or borrowers. Please note: Full valuation required for a loan top up will be charged as per the cost to us.

Preparation of deed of priority

Payable per occurrence of preparation of deed of priority.

Product switch fee

Payable to cover associated administrative costs when switching between loan products.

Self-serve redraw

A redraw facility allows you to access additional payments that you've made on your home loan. When you do this yourself via Internet Banking or the Mobile banking app, there is no fee. Minimum \$500.

Staff assisted redraw fee

Payable when a redraw request is manually performed by a staff member.

Title/documentation production fee

Payable per occurrence of title production request. Statutory government fees will also apply.

Additional ad-hoc fees

There may be additional ad-hoc fees incurred as part of the set up or operation of your loan. These fees whilst not specifically listed will be charged to your loan as per the cost to Australian Unity Bank.

Changes to fees and charges

We reserve the right to change any of the fees and charges detailed in this document, including the introduction of new fees. We may also waive fees in certain circumstances. If we decide to change fees and charges, we will do so in accordance with applicable laws, regulations and codes of practice. Customers will be notified accordingly.

All information is correct at time of printing but subject to change. Normal lending criteria apply. Terms and Conditions are available on request.

Contact us

1300 790 740

australianunity.com.au