

Life Discount Home Loan 06 & Premium 06 Product Sheet *effective from 1 July 2011*

Features and Description	
Features	Description
Loan Amount	Minimum \$50,000 - Maximum \$1,250,000 For loan amount over \$1,250,000, it will be approved subject to BOCAL's discretion on a case by case basis
Loan to Value Ratio (LVR)	1. Maximum 80%; or 2. Over 80% subject to LMI, but LVR no more than 90%; 3. Inner city apartments 80% (LMI is not required)
Repayment Type	Installment Repayment, P & I or Interest Only up to 5 years
Loan Term	up to 30 years
Security	Residential Property Only (Vacant Land and Construction Loans not Available)
Additional Repayments	Additional Payments (Principle Reductions) can be Made through Direct Debit from Norminated Bank Account
Redraw	Available Balance can be Accessed through 1. Funds Transfer to Norminated Account Using Phone or Internet Access 2. Manual Redraw available Using Redraw Form

Fees and Charges	
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Application Fee	\$250 (including one standard valuation fee)
Valuation Fee	by Quotation
Guarantor Fee	\$300
Settlement Fee	\$110
Documentation Fee	As Advised
Lenders Mortgage Insurance	As Advised
Registration Fee	As Advised
Mortgage Stamp Duty	As Advised
Telegraphic Transfer Fee	\$50
Bank Cheque Fee	\$8
Cancellation of Settlement	\$200
Delayed Settlement Fee	\$200
Annual Fee	n/a
Account Maintaince Fee	n/a
Exit Fee	n/a
Subsequent Dealing Fee	\$400
Partial Release Fee	\$400
Third Party Fee	As Advised
Dishonour Fee	\$35
Additional Statement Fee	\$15
Mortgage Discharge Fee	\$650 within the 1st 5 Years of the Term; or \$150 after the 5th Year
Redraw Fee	n/a
Default Interest	3%
Credit Limit Increase	\$300 plus Valuation Fee by Quotation
Re-negotiation Fee	\$300
Loan Extension Fee	\$300

*Re-negotiation Fee include Split Account, Repayment Type Change (P&I vs Interest Only), Substitution Fee