



MCM Home Loans

Loan Product Factsheet

3 Yrs Intro Rate Loan – Discounted Basic Variable Rate

Description:

The 3 Year Special Rate Saver Home/Investment Home Loan provides a discounted introductory base variable interest rate, with many flexible features. Receive \$0 Loan Service Fees for the life of the loan. An Early Repayment Adjustment may be payable if you repay the loan during the discounted rate period. The Early Repayment Adjustment could cost you many thousands of dollars.

Eligibility Criteria

Only available for new loans – switching from an existing Commonwealth Bank home/Investment home loan is not permitted.

How does the Special Rate Saver work?

The 3 year Special Rate Saver is a discounted variable rate that stays below Commonwealth Bank's Rate Saver Base Variable Interest Rate (BVR) for 3 years.

What happens at the end of the 3 years?

At the end of the discounted period, the rate converts to Commonwealth Bank's relevant BVR current at the time.

Who is the product appropriate for?

- Customer looking to minimise repayments in the first 3 years of their loan (e.g. First Home Buyers) and then receive the long term benefits of a low Rate Saver BVR
- Generally for customer taking loans <\$250k
- Customers who don't want the extras of Commonwealth Bank's Mortgage Advantage Package and do not want to pay an annual fee

Loan purpose

Owner occupied or Investment housing. Personal and/or personal investment (business purpose excluded).

Increase to loan allowed

Yes. Conditions apply.

Borrowing entity

Personal, Family trust, Company or Firm.

Prime security

Generally, a registered mortgage over residential property. Other securities may be acceptable.

Minimum amount

\$10,000

Maximum amount

No maximum

Minimum term

No minimum

Maximum term

30 years (subject to expected retirement age).

Loan to Valuation Ratio (LVR)

No Lender's Mortgage Insurance (LMI) – Up to 80%

With LMI:

- Maximum LVR for owner occupied loans: 95% (97% after LMI is added to the loan amount).
- Maximum LVR for Investment in residential property: 90% (92% after LMI is added to the loan amount).



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- Other conditions apply please speak to our consultants

Repayment options

Principle and Interest or Interest Only. There are limits on the length of Interest only periods.

Repayment frequency

Weekly, fortnightly or monthly (Interest Only Is monthly)

Higher payment permitted

Yes

Extra repayment permitted

Yes

Statement frequency

Every 6 months or on request (a fee applies for requested statements)

Offset account

Not available

Repayment Redraw

Yes, however, minimum \$2000 redraw over the counter at any Commonwealth Bank branch and \$500 electronically both with a \$50 redraw fee. Where the Interest Only option is chosen, Repayment Redraw will not be available for the term of the loan.

Card access

Yes – where Repayment Redraw is available. Available on loans in single names or loans in joint names where the method of operation is “Either or Operate”.

Variable and fixed rate options (split loans)

Not available

“Low Doc” (self-employed) options allowed

No

Fees and charges:

Application Fee: \$600 (currently waived)
Annual fee or annual account keeping fee: \$0
Monthly fee or monthly account keeping fee: \$0
Redraw fee (per redraw): \$50
Settlement fee: \$150
Progressive drawing fee (per drawing) : \$50
Deferred Establishment fee: \$700
Discharge fee: \$350
Discharge registration fee: \$150
Security+/or Servicing Guarantee fee: \$200
(Please refer to our consultants for any additional fees and charges)