

Refinancing made easy.

Your step-by-step guide to refinancing your home loan.

Refinancing made easy.

Whether you already have a home loan with us or want to switch from another financial institution, we can help you refinance. This guide will outline the process for you.

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What does it mean to refinance?

When you refinance, you replace your existing home loan with a new one. This can be a home loan you have with another lender or with CommBank.

Common reasons why people consider refinancing:

Refinance to get better value



Get a better rate

If you refinance for a better interest rate, you could save money and pay off your home loan sooner. With the money you save, you could choose to make additional repayments to save you interest over the life of the loan.



Get better access to your equity

If you've had your home loan for a number of years, you may have equity available to use to renovate your existing property, or even invest in new property.



TIP: If you have an existing CommBank home loan, you may be able to apply for a top up of your home loan to access your equity.



Get better access to benefits

You can benefit from exclusive offers via CommBank partnerships. Save on utilities and internet for your home, as well as other everyday purchases.

Refinance to get flexible banking features



Get better features

If it's been some time since you've reviewed your home loan, there may be new features available to you. We offer a number of flexible home loan features, such as Everyday Offset Account and redraw facilities, as well as splitting your loan between variable and fixed rates. We'll help you choose a loan that has the right flexible features for your needs.



Get better services

You can enjoy the ease of having all your banking in one place. We offer a range of services including NetBank, the CommBank app, telephone banking and our branch network – which means you can have the flexibility to manage your home loan and other CommBank services from anywhere, at any time.

Refinance to consolidate debts



If you're paying off a number of debts, such as a car loan, personal loans or credit cards, you may be looking to simplify your finances and repayments. It may be possible to refinance these debts into your existing home loan.

Everyone's personal circumstances are different and you need to consider all options carefully. Your Home Lending Specialist or Broker will provide you with personalised support and guidance through your refinance journey.

Why choose CommBank?

Value



Tailored rates and special discounts

Tailored interest rates, as well as special discounts on your home loan and credit card with the Wealth Package feature on eligible home loans.[1]



Flexible loan features[2]

Tailor your loan to suit your needs and be ready for whatever life brings, with product features like Everyday Offset Accounts, redraw and flexible repayments.



CommBank Yello

Earn CommBank Yello points and redeem across travel, shopping, gift cards and more, plus enjoy exclusive offers, discounts and presale access to great events and experiences.[3]

Guidance



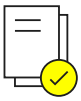
Dedicated Home Lending Specialists

Make confident decisions with specialists who partner with you at every step of your home buying journey and for the life of your loan.



Smart tools

All the tools and support you need to help achieve your property goals are right at your fingertips in the CommBank app via our Home Hub. You can explore the market, find useful guidance articles, or use our range of handy calculators online at **commbank.com.au/home-loancalculators-and-tools**



Property news and insights

Free and individually customised reports for your target property or suburb.

Convenience



Anywhere, anytime convenience

Manage your home loan and banking 24/7 with the CommBank app, NetBank or over the phone.



Meet with us when it suits you

Book a time online instantly with one of our Home Lending Specialists whenever and wherever you like, either in our branches, on the phone or any place that suits you.



All your banking in one place

Simplify your finances by bringing your loan, insurances and other banking together in our CommBank app and NetBank.

1. With a Wealth Package you'll get access to interest rate discounts on top of standard package benefits. Wealth Package benefits apply to eligible home loans or line of credits, including any new Standard Variable Rate and Fixed Rate home loans originated on and from 14 March 2026.
2. Features available on eligible loan and borrower types.
3. Ongoing eligibility conditions apply. See **commbank.com.au/commbankyello** for more information and the full terms and conditions.

Our Home Lending Specialists – with you every step of the way

Our Home Lending Specialists will provide you with personalised support and guidance by:

- Discussing your individual financial goals
- Helping you with budgeting and planning so you have a clear idea about your current living expenses and potential upfront costs
- Estimating how much you'll be able to borrow, using information unique to your situation
- Helping make sure you're clear on the application process and your loan options, and answering any questions you have
- Making the process as simple and fast as possible – including an option to use *FAST*Refi® if your loan is eligible. See the 'Settlement' section on **page 13** for more information on *FAST*Refi®
- Being there for you beyond settlement, helping you manage your loan and ensuring your loan is working for you.

You can start your **Refinance Application online at commbank.com.au/home-loans/refinancing-your-home-loan** at a time that suits you and if eligible receive conditional approval in minutes. Once submitted, a Home Lending Specialist will then be in contact with you.

Instantly make an appointment to meet with a Home Lending Specialist at **commbank.com.au/appointment**

Visit any of our branches, or locate a mobile lender who can visit you or set up a virtual meeting via video conferencing at **commbank.com.au/locate-us**

Message us 24/7 in the CommBank app

Call us on 13 2224

For more information, visit **commbank.com.au/home-buying**



Deciding if refinancing is right for you

Step 1: Assess your current situation

Be clear on why you're refinancing – what is it about your current home loan that isn't working for you? Perhaps you're after a lower interest rate or more flexibility.

There may be costs associated with leaving your current home loan, so being clear on the benefits your new home loan will bring makes it easier to decide whether the refinance is worth it.

If you've had your current home loan for a number of years, it's possible your financial needs and goals have changed. Let's go through some refinance scenarios:

You may be considering a refinance to get better value.

Meet Stacey and Dan

- Is your home loan coming to the end of a fixed rate term?
- Are you looking for a better home loan interest rate?
- Are you looking for better features such as an Everyday Offset Account, a redraw facility or splitting your home loan?
- Are you looking to enjoy special discounts on both your home loan and credit card with our eligible home loans with a Wealth Package?
- Are you looking for a home loan interest rate you can be certain of?

You may be considering a refinance to get flexible banking features.

Meet James and Nikita

- Are you looking to manage your everyday finances in one place?
- Are you looking to schedule payments and manage your money and cards more efficiently?
- Are you looking to renovate or invest in property, to purchase shares or for other wealth building opportunities?

You may be considering a refinance to consolidate debt.

Meet Laura and Brook

- Are you looking for the benefits of having all your debts in the one place?
- Are you looking at reviewing your home loan arrangement, such as your loan term?
- Are you looking for the certainty of having only one repayment?

Step 2:
Choose your new home loan

Once you're clear on why you're refinancing, it's time to choose a home loan that suits your needs.

We offer a number of home loan types and your CommBank Home Lending Specialist or your Broker will help you choose one that has the right flexible features for your needs.

Standard Variable Rate

Get the flexibility you want with an extensive range of features and benefits.

Fixed Rate

Always know what your repayments will be, with a rate you can be certain of for 1–5 years.

Simple Home Loan

A home loan with a competitive variable rate and the option for two Everyday Offset Accounts, for simple lending needs.

Digi Home Loan

A digital home loan with a low variable interest rate and access to one Everyday Offset Account. Only available online.



Compare our home loan features

We've included a summary of each loan type and the features they have. To compare our loans online, visit **commbank.com.au/home-loans**. Your Home Lending Specialist will be able to advise you of the fees and charges applicable to the loan you choose but you can also visit **commbank.com.au/homeloanfees**

Loan type	Standard Variable Rate	Fixed Rate	Simple Home Loan	Digi Home Loan
Savings				
No Establishment Fee	✓[5]	✓[5]		
No Loan Service Fee	✓[5]	✓[5]		✓
Discounted interest rate	✓[4,5]	✓[5]	✓[6]	✓[6]
Everyday Offset Account	✓[7]		✓[9]	✓[9]
Credit card fee waiver	✓[5]	✓[5]		
Wealth Package feature	✓[5]	✓[5]		
To pay my loan faster				
Make unlimited additional repayments	✓	Up to $10,000 per fixed term year[8]	✓	✓
Flexibility				
Redraw additional payments or take a repayment holiday	✓		✓	✓
Split your loan (part fixed, part variable)	✓	✓		

Financial advice provided by AIA Financial Wellbeing

As part of our partnership with AIA, we can refer you to AIA Financial Wellbeing to review your situation and provide financial advice on wealth, super and personal insurance solutions, across a range of product providers.

AIA Financial Wellbeing can help you with the advice you need to make today's financial decisions, big or small, so you can feel confident you're on the right track.

For more information talk to your CommBank Home Lending Specialist or visit **commbank.com.au/financial-advice**

4. From 19 November 2022, any new Standard Variable Rate home loans or top ups on existing Standard Variable Rate home loans, which are participating in a Package Agreement, are eligible for discounted interest rates based on Loan to Value ratio. For more information visit **commbank.com.au/home-loans/standard-variable-rate.html**
5. With a Wealth Package you'll get access to interest rate discounts on top of standard package benefits. Wealth Package benefits apply to eligible home loans or line of credits, including any new Standard Variable Rate and Fixed Rate home loans originated on and from 14 March 2026.
6. Simple Home Loans and Digi Home Loans are eligible for a discounted interest rate based on Loan to Value ratio.
7. Only available for Personal borrowers, not Companies or Trusts.
8. An Early Repayment Adjustment and an Administrative fee may apply if you pay more than the maximum.
9. Optional feature to link one Everyday Offset Account per Digi Home Loan and up to two Everyday Offset Accounts per Simple Home Loan.

Step 3:
Estimating the costs of a new home loan and if refinancing will benefit you

Prior to applying, you can work out if refinancing may be right for you by considering the costs of a refinance along with the benefits you could receive from your new home loan. If you proceed with applying, your Home Lending Specialist or Broker will also assist you with this.

We've put together a checklist that guides you through the possible fees and charges that may be involved. They are split into three main categories:

1. Exit fees	2. Upfront fees	3. Ongoing fees
associated with leaving your current lender	when you establish your new home loan	during the life of your new home loan

TIP: Use the tables below and on the following pages to write down what you will be charged by your current and new lender. This will help you work out the possible fees and charges to exit your current home loan and the benefits of your new home loan.

1. Exit fees

Speak to your current home loan provider to determine what these costs will be. Generally, these may include:

Discharge fees These are fees charged to release a security you've provided for a home loan. **For example**, the mortgage over the title will be in your current home loan provider's name, and the fee is charged to remove this from your property title.	**Administrative fees** These fees are usually associated with paying out your old loan. **For example**, a Settlement fee for attending settlement and closing your old loan.	**Break costs** If you're currently on a fixed rate home loan, you may incur a charge to break that term early. The cost usually depends on the length of time remaining on your fixed term and what your fixed interest rate is. This may be known as an Early Repayment Adjustment.
TIP: This information might be on their website or in home loan documents they've given to you – for example, your credit contract.		To find out more details of a fee or charge, ask your current home loan provider.

My current home loan provider will charge me:

$ _____	$ _____	$ _____
Total exit fees:		
$ _____		

2. Upfront fees

These are costs associated with setting up your new home loan:

Establishment Fee To cover the costs we incur in establishing your loan, this fee is payable on the date of settlement or funding. This fee is not charged for eligible home loans that have Wealth Package benefits.	**Settlement Fee** This is incurred when settlement is arranged for the funding of the loan.	**Government charges** These are determined by the relevant state or territory – for example, state governments charge a mortgage registration fee when you refinance, payable to the land titles office (or equivalent) for registering your mortgage onto the title record for your property.	If you do not have a full deposit, these fees may apply: **Lenders Mortgage Insurance (LMI) or Low Deposit Premium (LDP)** LMI and LDP are products that protect us (not you) in the event you are unable to repay your home loan. LMI and LDP are one-off, non-refundable, non-transferable costs that are capitalised (added) to the total home loan amount. This means you'll pay more interest over the life of the loan.
Additional information: For more information on our standard fees and charges, visit **commbank.com.au/homeloanfees**	**Additional information:** For more information on our standard fees and charges, visit **commbank.com.au/homeloanfees**	**Additional information:** To understand how much this charge may be, use our stamp duty calculator at **commbank.com.au/upfrontcosts**	**Additional information:** Your Home Lending Specialist will be able to give you more information about whether this applies to you. For more information, visit **commbank.com.au/home-loans/lenders-mortgage-insurance**

My new home loan provider will charge me:

$	$	$	$

Total upfront costs:
$



3. Ongoing fees

There may also be ongoing fees, such as Loan Service fees, Offset Feature fees* and annual package fees, over the life of your new loan. Your Home Lending Specialist will discuss these with you, depending on the loan type you choose. You also may be eligible for fee exemptions.

Loan Service Fee (per month) Charged to each loan account.	**Wealth Package** Wealth Package benefits apply to Standard Variable Rate and Fixed Rate home loans. With a Wealth Package, you'll get access to interest rate discounts and a fee waiver for one eligible credit card.
Additional information: For more information on Loan Service Fee charges visit **commbank.com.au/homeloanfees**	**Additional information:** Your Home Lending Specialist or Broker will be able to give you more information about Wealth Package benefits and the annual package fee. You can also go to **commbank.com.au/wealthpackage**

My new home loan provider will charge me:

$ _____	$ _____
Total ongoing fees:	
$ _____	
TOTAL: (Exit, upfront and ongoing fees)	
$ _____	

Once you've worked out what your fees and charges are, compare these against the savings and benefits your new home loan could bring you.

TIP: Don't forget to calculate the fee as an annual amount.



Proceeding with your refinance

Step 4:
Apply for your new home loan

Once you've found a home loan that best suits you, it's time to apply. With CommBank, you can do this online, with a mobile lender, over the phone or in a branch – see the final page of this brochure for how to contact us.

We've made refinancing to CommBank easier. Start your refinance application online and if eligible receive conditional approval in minutes. Once submitted, you can discuss interest rates and available discounts with one of our team members.

When you book an appointment online, one of our Home Lending Specialists will call you prior to the appointment. The purpose of the call is to introduce ourselves to you. Generally, your Home Lending Specialist will confirm appointment details with you, including appointment time and location as well as answering any questions you may have prior to the appointment. You should receive an email summarising what you'll need to bring to your appointment to ensure you are prepared, and answer any questions you may have prior to the appointment.

We'll assess your income and home loan repayment history, as well as other loans and financial commitments. We may also complete a property valuation to work out how much your home is worth.

If your application is approved you'll receive a letter of offer and contract for your new home loan.

What you'll need when applying for a home loan

When you're ready to apply for a CommBank home loan, you can help speed up your application by getting your documents ready for each person applying.



This will include things like:

- ☐ Proof of identity
- ☐ Documents to confirm your income (e.g. payslips, personal and/or business tax returns, ATO Notice of Assessment)
- ☐ Documents to confirm your liabilities (e.g. credit card and current loan statements)
- ☐ Documents to confirm your assets (e.g. existing properties, shares, investments).

Keep in mind, you won't need to provide any documents relating to accounts or products you hold with CommBank.



For more information about documents needed for a loan application, you can visit **commbank.com.au/homeloanchecklist**

We'll also need to understand what you spend

This will help us work out how much you can afford. Be as thorough and realistic as you can and think about the things that may change if your loan is approved.

If you're not sure how much these expenses might be (e.g. strata/body corporate fees, water, gas and electricity) we suggest speaking to friends or family, or researching online for an estimate for your area.

Monthly living expenses	Investment property expenses
Before your appointment, you can prepare and calculate your monthly living expenses online at **commbank.com.au/livingexpenses**	If you are earning rental income from one or more existing investment properties (or are buying an investment property), you'll need to consider all expenditure related to it. Before your appointment, you can prepare and calculate your rental expenses (current and/or future) online at **commbank.com.au/rentalexpenses**

This is a guide only and details are subject to change at any time. Once you've made an appointment, your Home Lending Specialist or Broker will let you know exactly what documents are required for your particular application.



Step 5:
Settlement

When you've signed the loan contract, settlement occurs and your new CommBank home loan is used to pay off your current home loan. Generally, you'll need to sign a discharge of mortgage document with your previous lender, to let them know you've decided to refinance your home loan to CommBank, and they will arrange to close your home loan following their procedures.

When settlement is complete, we'll confirm when you need to start making repayments on your new home loan.

There are two ways to complete the settlement process: *FAST*Refi® or standard refinance. *FAST*Refi® involves you borrowing an additional buffer amount to allow us to repay your loan. Once your loan is funded, any surplus funds will be refunded to you.

Alternatively you can choose not to use *FAST*Refi® and use our standard refinance option, which may take between two and four weeks to settle and fund your new home loan.

Refinance with *FAST*Refi®

*FAST*Refi® is a process that allows for the refinancing of eligible home loans from eligible lenders to occur within days of CommBank receiving your signed loan contract plus other required documents.

Benefits of *FAST*Refi®

- **Faster funding** – The reduced time to fund your new home loan means you can start enjoying the benefits and lower rates it provides sooner.
- **Saves time** – We use the *FAST*Refi® settlement process to manage the refinance steps on your behalf with your lender.
- **No additional settlement process fees** – There are no additional *FAST*Refi® settlement process fees.[10]

Eligibility criteria

*FAST*Refi® is only available for eligible loans from selected lenders. Your Home Lending Specialist will help you understand if your home loan and current lender meets the eligibility criteria for the *FAST*Refi® process.

What's the *FAST*Refi® process?

Generally, these are the steps we'll help you with along the *FAST*Refi® process.[11]

We approve your loan application

We prepare the *FAST*Refi® and loan documents

You sign all documents and give us your loan balance and payout figure obtained from your previous lender

We'll pay out your home loan with your previous lender. Any surplus funds from settlement will be returned to you

10. For CommBank fees, ask for the Standard Fees and Charges brochure or visit **commbank.com.au/homeloanfees**. Your current lender may also charge fees such as exit, refinance or additional settlement fees not included in the buffer amounts. Please refer to the 'Things you should know' section at the end of this brochure.
11. Steps are for illustrative purposes only.

*FAST*Refi® checklist

Your Home Lending Specialist or Broker will assess your eligibility to refinance via *FAST*Refi® and guide you through the steps. Additional documentation may be required, and we've highlighted some of these for you:

1. Home loan statements

You'll need to provide your most recent loan statement or transaction listing for each home loan that is going to be refinanced.

This is because there are date requirements that we'll need to provide for *FAST*Refi® to meet their criteria.

2. Additional documentation

You'll need to sign some additional documentation for *FAST*Refi®, including:

- Borrower's Acknowledgement Undertaking and Payout Advice form (BAUPA)
- Borrower's Irrevocable Authority.

3. Discharge Authority

You'll need to sign your current lender's Discharge Authority.

4. Sufficient funds

We'll let you know the amount we'll need to pay your previous lender for your home loan. Your Home Loan Specialist will calculate what your 'buffer amount' is and talk you through the amount you will need.

It's important to note that your Home Lending Specialist or Broker will guide you on the steps you will need to take regarding your current loan, before you refinance to CommBank.



How does refinancing work?

Below are examples to help you understand how refinancing could work for your needs.[12]



Meet Stacey and Dan

Refinance to get better value

Five years ago, Stacey and Dan took out an owner occupied home loan with a 30-year term from a different lender for $850,000. They fixed it for 5 years at 6.00% p.a. As their fixed rate home loan was coming to an end, their lender advised that their new variable interest rate was going to be 7.93% p.a., so they thought it was a good time to review their home loan and see if they could get better value.

During the 5 years, they paid down the loan to $785,000. Their financial circumstances have changed as Stacey is earning a higher income and they've accumulated $8,000 in savings. They're looking to start a family and want more flexible features on their home loan. Stacey and Dan met with a CommBank Home Lending Specialist and discussed their new financial goals.

They chose a new Standard Variable Rate Home Loan with a 25-year term and monthly Principal and Interest repayments. This type of loan offers them maximum flexibility and additional features such as redraw and Everyday Offset Accounts.

The Wealth Package[13] feature on their loan provided them with a discounted interest rate of 5.59% p.a. (Comparison rate^ 5.98% p.a.).

12. The examples are for illustrative purposes only. They assume interest rates don't change over the life of the loan and are calculated on the rate that applies for the initial period of the loan. Interest rates may change at any time. The calculations do not take into account fees, charges or other amounts that may be charged to your loan (such as establishment fees, monthly service fees or stamp duty). No additional repayments and redraws are made. Standard fees and charges are payable.
13. From 19 November 2022, any new Standard Variable Rate home loans or top ups on existing Standard Variable Rate home loans, which are a Packaged Loan, are eligible for discounted interest rates based on Loan to Value ratio. For more information visit **commbank.com.au/home-loans/standard-variable-rate**.

^ Please refer to the 'Things you should know' section at the end of this brochure.



TIP: Any money you put into your Everyday Offset Account reduces the balance on which we charge interest. This means you'll only be paying interest on the difference. For more information, go to **commbank.com.au/everydayoffset**

Stacey and Dan deposited their $8,000 in savings into their Everyday Offset Account. By using their Everyday Offset Account, they will only be charged interest on a home loan balance of $777,000 and still have the flexibility to use the money at any time.

Home loan details at other lender at the end of fixed rate term: **$785,000 at 7.93% p.a.**	New CommBank Standard Variable Home Loan amount of: **$785,000 at 5.59% p.a.** **(Comparison rate^ 5.98% p.a.)**	
Monthly repayment amount at other lender at the end of fixed rate term: **$6,023**	New monthly repayment amount: **$4,863**	Monthly savings: **$1,160**

Should they choose to do so, Stacey and Dan could continue to pay more than their monthly minimum repayment and accumulate additional repayments as redraw, or save interest by putting it into their Everyday Offset Account and potentially pay off their home loan faster.

^ Please refer to the 'Things you should know' section at the end of this brochure.

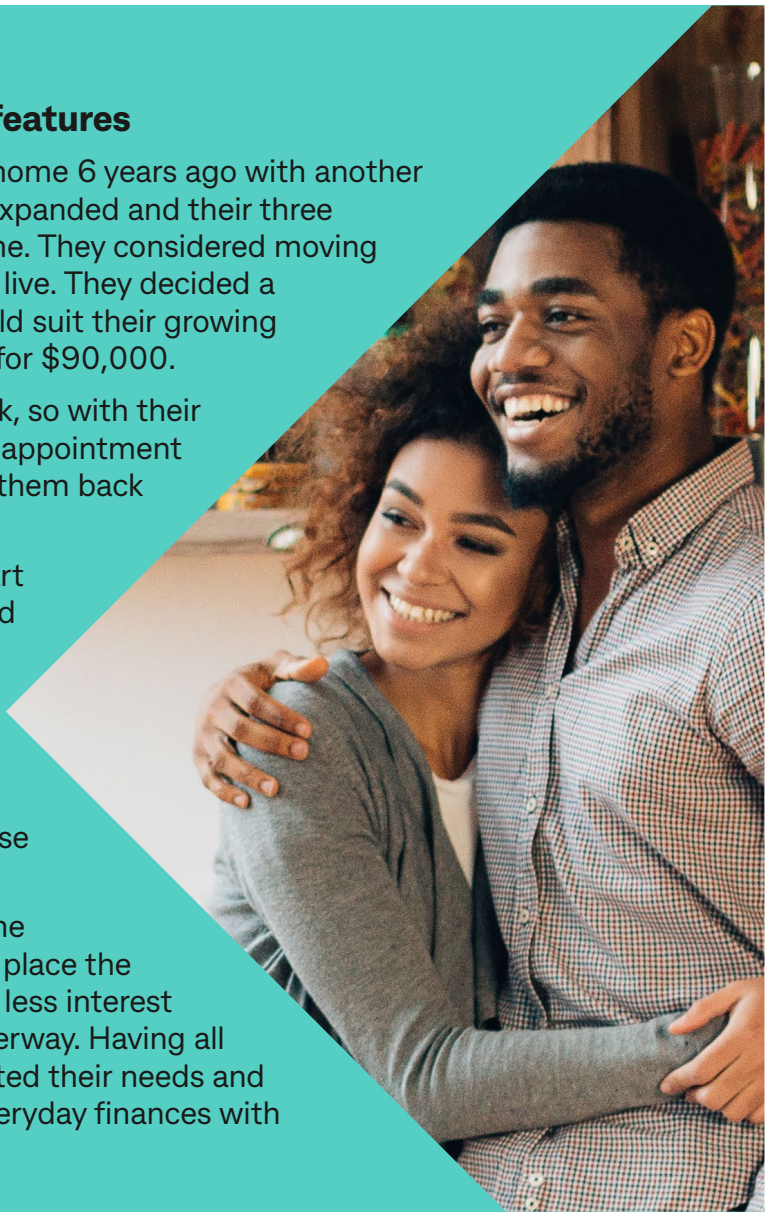
Meet James and Nikita
Refinance to get flexible banking features

James and Nikita purchased their family home 6 years ago with another lender. During this time, their family has expanded and their three children are starting to outgrow their home. They considered moving house, but really love the area where they live. They decided a renovation was their best option and would suit their growing family. They obtained a renovation quote for $90,000.

Nikita has always banked with CommBank, so with their new financial goals in mind, she made an appointment online. A Home Lending Specialist called them back to commence their refinance journey.

A formal valuation was completed as a part of the refinance process, and was returned for $500,000. Their Home Lending Specialist explained that they had around $200,000 in equity, because their loan balance was now $300,000. James and Nikita decided to borrow an additional $100,000, which would increase their loan to value ratio to 80%.

They chose a Standard Variable Rate Home Loan with an Everyday Offset Account to place the renovation money into, so they would pay less interest on the loan while the renovation was underway. Having all of their banking with CommBank also suited their needs and objectives, as they could manage their everyday finances with the CommBank app.



Original home loan amount: **$300,000**	Loan to value ratio:[14] **60%**	Property value: **$500,000**
New CommBank home loan amount: **$400,000**	Loan to value ratio: **80%**	Renovation budget: **$100,000**

14. Loan to value ratio (LVR): The total you've borrowed for your loan as a percentage of your property value.

Meet Laura and Brook
Refinance to consolidate debt



Laura and Brook had an existing Standard Variable Rate Home Loan with CommBank for $435,000. After buying their house, Laura and Brook took out a personal loan with another lender for their wedding, for $16,500. They then went on a honeymoon and used their credit card, provided by a different lender again ($3,500 limit). Upon their return, their finances became more complex to manage, with multiple loans and repayments, and they wanted to simplify their finances.

They met with a CommBank Home Lending Specialist to discuss their financial goals. Their Home Lending Specialist discussed some of the important things to be aware of when consolidating debt into a home loan. For example, while a personal loan has a higher interest rate, it has a shorter loan term. Their lender highlighted they may end up paying more interest over a longer period of time, as a home loan has a longer loan term. They completed a fee analysis (shown below) to weigh up the break fees to pay out their personal loan, and establishment and ongoing fees to set up a new home loan.

Armed with all the information, Laura and Brook decided that consolidating their debts into a new home loan met their needs and objectives, as their immediate goal was managing their finances more easily. They chose a 30-year loan term with an initial 1-year fixed term, at a rate of 5.69% p.a. (Comparison rate^ 7.54% p.a.), which gave them the confidence to budget accurately, plan ahead and have the certainty of knowing exactly what their repayments will be.[15]

Original home loan details:

$435,000 at 6.99% p.a.

Original monthly repayment amounts

- Home loan repayment: $2,892
- Personal loan repayment: $363
- Credit card repayment: $105

Refinanced home loan:

$455,000 at 5.69% p.a.

(Comparison rate^ 7.54% p.a.)

Fee analysis:

Total exit fees:

- Personal loan break fee: $350

Upfront fees:

- Settlement attendance fee: $200
- Government fees: $400

Ongoing loan fees:

- Wealth Package fee: $395 p.a.

Original monthly repayment amount:	New monthly repayment amount:	Monthly savings:
$3,360	**$2,638**	**$722**

While it cost $1,345 to exit their previous loans and establish their new home loan, Laura and Brook recouped this amount within the first 3 months of making repayments to their new home loan.

15. At the end of a fixed rate term, your home loan will switch to a Standard Variable Rate Home Loan; the interest rate will revert to the Standard Variable Rate applicable to your loan and repayment type at the time, less any Wealth Package discount. This may be a higher interest rate and may result in an increase in your minimum required payments. You have the option to re-fix your home loan by switching to another Fixed Rate home loan. For more information, go to **commbank.com.au/fixedrate**.

^ Please refer to the 'Things you should know' section at the end of this brochure.



Tools and support

Standard fees and charges: It's important that your decision to refinance is balanced between the benefits and other considerations that may apply. Have you taken into account any upfront or ongoing costs associated with exiting your current loan and switching to a new home loan? These may include settlement fees, loan establishment fees, loan service fees, and exit fees and charges.

For more information, go to **commbank.com.au/your-home-buying-resources**

To find out more about Wealth Packages, go to **commbank.com.au/wealthpackage** and talk to your Home Lending Specialist

To discuss your specific needs and requirements, you can make an appointment with a Home Lending Specialist at **commbank.com.au/appointment**

To download the CommBank app today, visit **commbank.com.au/commbankapp**

Register for NetBank, a secure online place to manage your finances, by visiting **commbank.com.au/netbank**

For more information about refinancing, go to **commbank.com.au/refinancing**

Calculators

Refinance Calculator

To find out how much interest you could potentially save by refinancing your home loan with us, go to **commbank.com.au/digital/home-loans/calculator/refinance-calculator**

For a range of home loan calculators, go to **commbank.com.au/home-loan-calculators-and-tools**

Home loan repayments calculator

Find out how much your repayments could be at **commbank.com.au/digital/home-buying/calculator/home-loan-repayments**

How much can I borrow?

Find out at **commbank.com.au/borrowing**

Stamp duty calculator

Find out what upfront costs you may need to factor in at **commbank.com.au/upfrontcosts**



Refinance language – simplified

BAUPA:	Borrower's Acknowledgement Undertaking and Payout Advice form
Buffer amounts:	Buffer amounts are required in the *FAST*Refi® process. They are included for each estimated payout figure to reduce the chance of a shortfall. The buffer amounts used are: • Accrued interest calculated on the day of funding. At the time of application the highest interest is used in lieu of this calculation. • The most recent repayment amount. • Estimated OFI Discharge Fee • $500 buffer.
Comparison rate:	This is the rate that helps you see the true cost of taking the home loan, making it easier to compare rates across different lenders. It's calculated using a standard formula to include the interest rate, as well as certain fees and charges related to the home loan.
Equity:	Equity in your property is the difference between the market value of your property and the amount you owe on your home loan.
Everyday Offset Account:	A transaction account that you can link to an eligible home loan. The money in the offset doesn't earn interest but instead offsets your loan balance and reduces the interest you pay on your loan. For more information, go to **commbank.com.au/everydayoffset**
Fixed interest rate:	An interest rate that stays the same for a set period of time (e.g. 2 years). If you have a home loan with a fixed interest rate, you'll know exactly how much your repayments will be for this term.
Home loan top up:	Through a top up, you can borrow amounts over $10,000 that are in addition to the original loan amount – subject to equity held in your property and our approval.
Interest Only payments:	The minimum payments only cover interest charges on the loan. Interest Only payments are for an agreed period of time. For more information, go to **commbank.com.au/interestonly**
Lenders Mortgage Insurance (LMI) and Low Deposit Premium (LDP):	LMI is an insurance premium we collect from you and pass on to our lenders mortgage insurance providers. LDP is a bank fee you pay directly to us. The circumstances of your loan will determine whether a loan incurs LMI or LDP. You will only be required to pay one, not both. All premiums are capitalised (added) to the total home loan amount when your home loan is settled. This means you'll pay more interest over the life of the loan.



Loan to value ratio (LVR):	The total you've borrowed for your loan as a percentage of your property value. **For example:** If your property is valued at $400,000 and you've borrowed $320,000, your LVR is 80% ($320,000 divided by $400,000). $320,000 ÷ $400,000 — LVR = 80%
Mortgage:	A mortgage gives the bank certain rights over any property you use as security for the home loan. A mortgage is commonly used to secure a loan from a lender.
OFI:	Other financial institution
Payout shortfalls:	When using the *FAST*Refi® process, every effort is made to ensure the estimated payout figure covers the required OFI payout figures; however, there may be amounts still outstanding, which are referred to as a payout shortfall. • Shortfalls usually occur because: – Balances advised are not current loan balances – Funds have been withdrawn after you have executed the BAUPA – Direct Debits have not been cancelled on your loan account – Not all debts (including guarantees) linked to the security property have been disclosed. • If a shortfall occurs, the Bank will ask for your cooperation to have this cleared.

Principal and Interest repayments (P&I):	The loan principal is the amount of money you borrow and the interest is the cost charged to borrow this money. The interest rate on your loan, the amount you borrow, the length of the loan term and the required repayment amount on your loan will determine how much interest you pay over the life of the loan.
Settlement or settlement date:	When the sale or purchase of a property is completed and ownership of the property is transferred.
Split loan:	When you divide one loan into two or more loan accounts, generally with different loan types, repayment types or interest rates.
Surplus funds:	Surplus funds may occur during the *FAST*Refi® process. They are any leftover funds in your account when we repay your current home loan using our estimated payout figure. Any surplus funds will be credited into your new loan account by your current lender.
Valuation:	A valuation is an opinion about the market value of a property asset at a specific date, by a person authorised to undertake valuations for security purposes.
Variable interest rate:	An interest rate that can go up and down over time. If you have a home loan with a variable interest rate, your repayments can change when the interest rate changes.



We’re here to help.

If you have any questions or want more information:



Book an appointment with a Home Lending Specialist at **commbank.com.au/appointment** or contact your Broker.



Message us 24/7 in the **CommBank app**



Call us on **13 2224**



Visit **commbank.com.au/homeloans**

Things you should know:

Applications for finance are subject to approval. Full terms and conditions will be included in the Bank's loan offer. Bank fees and charges apply. The advice in this brochure has been prepared without taking your individual objectives, financial situation or needs into account. Before acting on this advice, you should consider whether it is appropriate to your circumstances. Information in this brochure, including rates and fees, is subject to change.

^ Comparison rate is calculated on a $150,000 secured loan, over a 25 year term. WARNING: Comparison rate is true only for examples given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate. Comparison rates for variable Interest Only loans are based on an initial 5 year Interest Only period. Comparison rates for fixed Interest Only loans are based on an initial Interest Only period equal in length to the fixed term. During an Interest Only period, your Interest Only payments will not reduce your loan balance. This may mean you pay more interest over the life of the loan.

Wealth Package benefits apply to eligible home loans or line of credits, including any new Standard Variable Rate and Fixed Rate home loans originated on and from 14 March 2026. A non-refundable annual fee of $395 is payable in advance. The package can be established in the name of one or two individual's name/s, or in the name of a corporate entity. It cannot be established in the name of a business or family investment trust. Please refer to the applicable product guide and Consumer Mortgage Lending Products Terms and Conditions for full details.

On and from 3 June 2023, Viridian Line of Credit is unavailable for new fundings or limit increases.

Estimated market price is an estimate of a property's potential market price based on external property data and CommBank's own data. It is a guide only and does not take into account all factors that may affect a property's value. It is not a Bank valuation for credit assessment purposes.

Lenders Mortgage Insurance (LMI) and Low Deposit Premium (LDP) are dependent on various factors such as deposit amounts, the value of your property and our risk assessment of you as a borrower.

An **Everyday Offset Account** is an account linked to an eligible home loan, and accountholder/s must also be accountholders of the linked home loan. It is only available for Personal borrowers, not Companies or Trusts. Interest is not charged on that part of the home loan balance equal to the balance of the Everyday Offset Account. No credit interest is paid on the account, even when the balance is greater than your home loan balance.

Terms and conditions of Everyday Offset Account and NetBank are available by visiting our website at **commbank.com.au**, calling 13 2221 or at any branch and should be considered in making any decision about these products.

The target market for some of these products can be found within the product's Target Market Determination, available at **commbank.com.au/tmd**

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About your privacy: We collect your personal information so we can contact you to make an appointment to discuss a home loan and other products that may be of interest to you. For more information about how we handle your personal information, or how you can access or correct your personal information or contact us with any feedback, go to **commbank.com.au/privacy**

If you have a complaint, you can access our dispute resolution process by calling 13 2221 (call charges may apply). Commonwealth Bank of Australia ABN 48 123 123 124 AFSL and Australian credit licence 234945. Registered office: Commonwealth Bank Place South, Level 1, 11 Harbour Street, Sydney, New South Wales 2000.