Important things to know about home loans

Taking out a home loan is an exciting and significant commitment. It's important that you select the most suitable product for your current and future needs and that you understand the features, costs and risks associated with the credit contract. Detailed customer guides (fact sheets) are available for different loan types and full details will be set out in your Loan Schedule and Terms and Conditions.

Product	Things you need to know
Standard Variable Rate	• A variable rate home loan with product features including access to full interest offset using a linked Everyday Offset Account, and Package benefits which provide discounted interest rates and a waiver of certain fees (subject to eligibility criteria). Eligible Package customers may get access to further interest rate discounts in addition to standard Package discounts. An annual Package Fee applies. • This product allows you to make additional repayments and redraw them. There is no minimum amount for electronic withdrawals however a minimum of $1,000 applies if you redraw in a branch. You can redraw the amount you're ahead on your loan. Your redraw balance will reduce with your contracted remaining loan term. For weekly and fortnightly direct debit payers, the available redraw balance will not include repayments made towards your next monthly minimum repayment. Redraw is not available where there is a second or subsequent mortgage to another financial institution.
Fixed Rate	• A home loan suitable for customers seeking certainty of fixed repayments over a set term up to 5 years. This product includes Package benefits which provide discounted interest rates and a waiver of certain fees (subject to eligibility criteria). Eligible Package customers may get access to further interest rate discounts in addition to standard Package discounts. An annual Package Fee applies. • The Fixed Rate product allows you to make additional repayments of up to $10,000 in each year of your fixed rate loan. However, any additional repayments you make are not available to redraw during the fixed rate term. Your redraw balance will reduce with your contracted remaining loan term. • During the fixed rate term you will have two fixed interest rates. The interest rate applicable will depend on the repayment type you select during the fixed rate term – Principal and Interest or Interest Only (for Interest in Advance just the Interest Only option applies). • If you break the fixed rate term, by switching, topping up or prepaying your loan in full or partially, and the bank suffers a loss, an Administrative Fee and Early Repayment Adjustment (ERA) will apply. The ERA is calculated by reference to the remaining fixed term, outstanding loan balance and changes in wholesale market interest rates. The ERA can be significant (thousands of dollars or more). An ERA will not apply if your switch is a change to your repayment type only (except for Interest in Advance). • Please note, fixed rates are subject to change up until funding. • Our Rate Lock option allows you to lock your reference interest rates on new Fixed Rate home loan and Fixed Rate Investment home loan applications for 90 days for a non-refundable fee, charged per fixed rate loan account. • Rate Lock can be requested any time before loan documents are issued and the reference interest rates applicable to your Rate Lock will be on the date we receive the completed Rate Lock consent from all applicants. • Rate Lock isn't applicable for Home Seeker applications, switching, splitting, top ups, loan purposes transfers or repayment changes. Home seeker applications are not eligible for Rate Lock and the rate discussed during the application is unable to be locked in. If your application involves a purchase, you must provide a signed Contract of Sale to us before requesting Rate Lock. • The Rate Lock fee will be debited from your Related Account when the Rate Lock request is processed. If there are insufficient funds in that account, or the account is no longer open, then the Rate Lock fee will be charged to your home loan and your home loan will go into arrears (and fees may be charged). The 90 days commences when the Rate Lock request is processed. • If Rate Lock expires on a non-business day, the expiry will be extended out to the next business day. • If we have agreed to 'Rate Lock' and the reference interest rates decrease, you do not automatically receive the lower rates. However, you can ask us, before the funding date, to break the Rate Lock and revert to the reference interest rates available on the funding date. The Rate Lock Fee will not be refunded.

Product	Things you need to know
Simple Home Loan	• A home loan with a discounted variable interest rate. • Optional feature to link up to two Everyday Offset Accounts per home loan. • This product allows you to make additional repayments and redraw them. There is no minimum amount for electronic withdrawals however a minimum of $1,000 applies if you redraw in a branch. You can redraw the amount you're ahead on your loan. Your redraw balance will reduce with your contracted remaining loan term. For weekly and fortnightly direct debit payers, the available redraw balance will not include repayments made towards your next monthly minimum repayment. Redraw is not available where there is a second or subsequent mortgage to another financial institution. • This product does not include Wealth Package or provide access to Splitting.
Digi Home Loan	• A home loan with a low variable interest rate that can be applied for online. • Optional feature to link one Everyday Offset Account per home loan. • A $50 Switching Fee applies per change when switching your loan purpose, repayment type or product type. • This product has a minimum loan size of $100,000. • This product allows you to make additional repayments and redraw them. There is no minimum amount for electronic withdrawals however a minimum of $1,000 applies if you redraw in a branch. You can redraw the amount you're ahead on your loan. Your redraw balance will reduce with your contracted remaining loan term. For weekly and fortnightly direct debit payers, the available redraw balance will not include repayments made towards your next monthly minimum repayment. Redraw is not available where there is a second mortgage to another financial institution. • This product does not include Wealth Package or provide access to Splitting and Top Ups.

Feature	Things you need to know
Interest Only (Including Interest in Advance)	• During an Interest Only period, your Interest Only payments will not reduce your loan balance. • We have different reference rates that apply, depending on whether you are making Interest Only payments or Principal and Interest repayments. Consequently, the reference interest rate that will apply during the Interest Only period will be different to the reference rate that will apply at the end of the Interest Only period, when your loan reverts to Principal and Interest repayments. • At the end of an Interest Only period, your repayments will increase to cover Principal and Interest components. The Principal and Interest repayments will be higher than they would be if you did not have an Interest Only period during the life of the loan. • For an owner occupied home loan the total maximum Interest Only period is 5 years over the life of the loan. For an investment home loan the total maximum Interest Only period is 15 years, with a maximum of 5 years at any one time. Interest Only is not available when the remaining contracted loan term is 5 years or less.
Top Up	• If you top up your fixed rate loan, you may incur an Early Repayment Adjustment. Please discuss with your lender or broker. • On and from 4 October 2025, Extra home loan is unavailable for limit increases (top ups). • On and from 3 June 2023, Viridian Line of Credit is unavailable for any top up (limit increases). • If you increase your loan, it will increase the interest being charged and will generally increase your loan repayments. Please ensure that this is suitable for your current and future needs. • If using top up for a purchase such as a holiday or a vehicle, you accept that the length of time you will be making repayments on your home loan could be significantly longer than the life of the purchase.
Refinance	By proceeding with this application you confirm that we have discussed your existing debt obligations and confirmed either that refinancing will provide overall cost savings to you or, if it does not, our loan will better meet your needs through convenience, features, or other benefits.
Building/ Construction Loan	The Building/Construction Loan feature requires you to sign a contract with a licensed builder and to provide council approved plans before funding. It is not available to 'owner builders'.
Off-the-Plan	• The feature requires you to reconfirm your financial position and the Bank to conduct an external valuation 6 weeks prior to settlement. If there are any changes to your financial position and/or property valuation, the approval may be withdrawn. • If Lenders Mortgage Insurance applies, it will be referred to the insurer for a final decision. • If your loan is not funded within the 18 month commitment period, you will need to resubmit your application. • This feature cannot be fixed or switched to another type of loan before funding.

Feature	Things you need to know
Bridging Loan	• Bridging loans are suitable for customers who require funds to pay for the purchase of a new property before they receive funds from the sale of an existing property. • Approval of a Bridging Loan is conditional on satisfactory valuation on both the property you own and the property you are purchasing. • If you fail to sell your original property, you may face difficulty servicing your loan/s and if not sold within 12 months, the loan will be reviewed and the Bank may exercise its right to sell your property under the terms of the mortgage.
Property Share	• The Property Share feature requires each borrower to be the guarantor of all of the other borrowers. If one borrower ceases repayments, the other borrowers may be forced to sell the property. • This feature requires you to seek independent legal advice before signing the loan contracts.
Everyday Offset Account	• To know more about Everyday Offset Account, please refer to the guide available at **commbank.com.au/everydayoffset** • The Everyday Offset Account allows you to reduce the interest payable on an eligible variable rate home loan held in your name. • The target market for this product will be found within the product's Target Market Determination, available at **commbank.com.au/tmd**

Other	Things you need to know
Fees	To know more about fees we charge for consumer mortgage lending products, please access the following document at **commbank.com.au/homeloanfees**



Things you should know: 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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