Mortgage Interest Saver Account Fact Sheet.

Effective 16 March 2019, the Mortgage Interest Saver Account (MISA) feature will no longer be available for sale or activation. The feature will also be removed if your existing MISA balance reduces to a zero balance on or after 16 March 2019. If you switch or split your loan, your MISA may be closed and cannot be reactivated or reopened. You will not be able to open a new MISA feature on your new loan(s).

Mortgage Interest Saver Account (MISA) is an offset account linked to an eligible home loan. Savings in a MISA offset your loan balance and reduce interest payments whilst retaining quick and convenient access to your savings. Depending on your eligible home loan type the MISA balance is either full or partial offset.

- Full offset – means interest is not charged on that part of the Home Loan balance equal to the balance of the offset

For example: if you have $10,000 in your offset and a home loan balance of $200,000, you'll only pay interest on $190,000 of the home loan. You do not earn interest on the $10,000 in your offset.

For example: if you have $10,000 in your offset and a home loan balance of $200,000 with a 5% p.a. interest rate, the interest rate on $10,000 of your home loan will be reduced by 1.5% p.a. to 3.5% p.a. This means that you will pay 3.5% p.a. on $10,000 and 5% p.a. on $190,000 in your home loan. You do not earn interest on the $10,000 in your offset.

Which home loan products can MISA offset?	Full interest offset applies to the following products: • 1 Year Guaranteed Rate • Standard Variable Rate • Economiser/Rate Saver (if approved before 16 February 1998) Partial interest offset applies to the following product: • Fixed Rate (excluding Interest in Advance).
What is the minimum withdrawal limit?	$0
Minimum balance for interest offset to apply	$0.01
How many offsets can you have?	1 offset per eligible home loan.
Who can operate the offset?	The MISA must be in the same name as your home loan and any borrower to the linked home loan can access the MISA individually. You can change this at any time by contacting us.
Access	Access to the MISA is available via: • NetBank • Telephone Banking • Commonwealth Bank Branch • Funds in your MISA account are not accessible once the Discharge Authority form is submitted to discharge your loan. If you require access to these funds, it needs to be transferred to another transaction account before the discharge request.
Fees and charges	There is no monthly offset fee.

Things you need to know

- MISA is not available on Home loans or investment home loans conducted at a Base Variable Rate, which were approved or the loan offer was made before 16 February 1998, where you have chosen to take up the repayment redraw facility instead of the MISA.
- This fact sheet has been prepared by the Commonwealth Bank without considering your individual objectives, financial situation or needs. You should consider its appropriateness in light of your circumstances and consider seeking professional advice relevant to your individual needs before making a decision based on this information.
- You should also obtain professional legal, financial and taxation advice specific to your individual needs.
- Applications for finance are subject to the Bank's normal credit approval.
- Full terms and conditions will be included in our loan offer.
- Fees and charges are payable, please ask for a copy of our standard fees and charges brochure.
- This fact sheet is subject to change without notice.

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