

## HOME SWEET HOME LOAN

Our premium Holiday Coast Home Sweet Home Loan package offers a really sweet interest rate and gives you the flexibility to meet your changing circumstances over the term of your loan.

Features such as the ability to make extra repayments, Take-a-Break from repayments, refinance to another "Holiday Coast" loan if need be and a 100% offset account, allow you to manage your mortgage as you choose.



<b>ABOUT THE PRODUCT</b>	A variable interest rate home loan that fluctuates as the market changes with many money saving features such as a 100% offset account and the flexibility to make extra repayments without penalty so you can manage your mortgage as you choose. Always compare loans with the same features when looking for the best interest rate.	
<b>ELIGIBILITY</b>	Available for new and existing Borrowers.	
<b>CURRENT INTEREST RATE</b>	Interest is calculated daily and charged monthly. When interest is calculated daily, weekly or fortnightly repayments result in less interest being charged to your loan over the course of the loan.	
<b>COMPARISON RATE</b>	All lenders must now include "comparison rates" in advertisements for their home loans and personal loans to help consumers understand their total cost – including fees and the interest. Don't rely solely on comparison rates when choosing a loan and beware of their shortcomings. They only take into account assessable fees and interest rates, not the features and how suitable the loan is for your circumstances.	
<b>APPLICATION FEE</b>	\$NIL. Valuation, Solicitors and Government fees will apply.	
<b>LOAN PACKAGE FEE</b>	Home Sweet Home Loan Package Fee of \$320 per annum. Many financial institutions now charge monthly or annual administration fees on home loans. When comparing the cost of different loans, don't just look at the interest rate, consider the 'total cost of borrowing'.	
<b>MAXIMUM LOAN TO VALUE RATIO</b>	95% LVR owner occupied. Lenders' Mortgage Insurance will apply to all loans above 80% LVR payable by the member.	
<b>MAXIMUM LOAN TERM</b>	30 Years	
<b>MINIMUM LOAN AMT</b>	\$50,000	
<b>MAXIMUM LOAN AMT</b>	No Maximum other than as determined by Loan to Value limits and or Capacity to Repay.	
<b>LOAN PURPOSE</b>	Finance can be for new loans, refinance loans from other institutions and increase to existing facilities. Vacant Residential Land – Existing House & Land – Strata Unit – Construction Loan – Improve & Renovate an Existing Property - Refinance an Existing Mortgage.	
<b>FLEXIBLE REPAYMENT OPTIONS</b>	Weekly, Fortnightly or Monthly. More frequent payments can result in a savings on interest payable over the term of your loan and provide a buffer against any future interest rate rises. Example - \$150,000 loan at 8.95%pa over 30 years with minimum prescribed repayments.	
	<b>Weekly Repayment</b>	\$277.12 Total interest payable \$282,310.91
	<b>Fortnightly Repayment</b>	\$554.34 Total interest payable \$282,384.08
	<b>Monthly Repayment</b>	\$1201.54 Total interest payable \$282,554.76
	Assumes no change in interest rates and no credit fees or charges.	
<b>SPLIT LOAN</b>	Available. That is the ability to have some of loan Variable interest rate and some fixed.	
<b>STATEMENTS</b>	Statements are issued to all members July and January. More frequent statements are available if requested at no charge.	
<b>REDRAWS</b>	A redraw facility allows you to make additional repayments on your mortgage, and then have access to the additional repayments if you need to.	

<b>PORTABILITY</b> CONDITIONS APPLY	A portable home loan allows you to sell one property and move to a new one without having to refinance, ie. pay out the old loan and take out a new one saving you an application fee. We simply arrange security over your new home and discharge the mortgage over your current property.																				
<b>ADDITIONAL REPAYMENTS</b>	<p>There are no restrictions to making extra repayments, in fact we recommend you do this to grow a buffer for any interest rate rises that may occur and making additional repayments beyond what's required in your minimum monthly/ fortnightly/weekly repayment is one of the best ways to reduce the total interest paid and term of your loan.</p> <p>Example - \$150,000 loan at 8.95%pa over 30 years with minimum prescribed repayments.</p> <table border="1"> <thead> <tr> <th></th> <th>Weekly Repayment</th> <th>Fortnightly Repayment</th> <th>Monthly Repayment</th> </tr> </thead> <tbody> <tr> <td>Minimum Pmt</td> <td>\$277.12</td> <td>\$554.34</td> <td>\$1201.54</td> </tr> <tr> <td>Extra \$25 per Pmt</td> <td>\$302.12</td> <td>\$579.34</td> <td>\$1226.54</td> </tr> <tr> <td>Time Saved</td> <td>8 Yrs 5 Mths</td> <td>5 Yrs 1 Mth</td> <td>2 yrs 8 mths</td> </tr> <tr> <td>Interest Saved</td> <td>\$93,624.62</td> <td>\$58,306.58</td> <td>\$31,157.12</td> </tr> </tbody> </table> <p>Assumes no change in interest rates and no credit fees or charges.</p>		Weekly Repayment	Fortnightly Repayment	Monthly Repayment	Minimum Pmt	\$277.12	\$554.34	\$1201.54	Extra \$25 per Pmt	\$302.12	\$579.34	\$1226.54	Time Saved	8 Yrs 5 Mths	5 Yrs 1 Mth	2 yrs 8 mths	Interest Saved	\$93,624.62	\$58,306.58	\$31,157.12
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<b>ADDITIONAL REPAYMENT LIMIT</b>	Nil																				
<b>HOW TO MAKE PAYMENTS</b>	Direct credit of salary, electronic transfer, over counter at branch, Bank@Post (at most Post Offices)																				
<b>EARLY PAYOUT OF LOAN</b>	An early termination charge of \$400 will apply when loan is repaid within the first 4 years and will be advised at time of application.																				
<b>100% MORTGAGE OFFSET ACCOUNT</b>  CONDITIONS APPLY	Available on any variable rate loan on this product. A Mortgage Offset account offsets 100% of your savings against the balance of your home loan when the loan interest is calculated. For example if you have a loan balance of \$100,000 and a Mortgage Offset account with a \$20,000 balance, interest will be calculated on the difference between your loan amount and your Mortgage Offset balance; in this example, interest will be calculated on \$80,000. You benefit by reducing the amount of interest you pay, therefore paying your loan off sooner.																				
<b>CONVERTING FROM ANOTHER HOLIDAY COAST MORTGAGE LOAN</b>	Switching available with no fees payable																				
<b>BENEFITS THAT DELIVER REAL SAVINGS</b>  CONDITIONS APPLY	<ul style="list-style-type: none"> <li>• No application fees</li> <li>• Re-draw facility with no fees attached</li> <li>• Multi-policy discounts* now apply to even more of our MemberCare insurance products. So when you take out two or more of our domestic insurance products such as Home Insure and Motor Insure you will receive additional discounts (excludes Boat).</li> <li>• Deferred first repayment due 2 months after loan finalised (interest will still accrue)</li> <li>• Ability to Skip-a-Loan-Payment annually, not limited to Christmas, on request of member with no fee attached (interest will still accrue)</li> <li>• Visa Debit Card with no annual fee with overdraft interest at a really sweet interest rate.</li> <li>• "Take-a- Break", gives you the ability to take a break from your loan repayments when you are on Maternity Leave (interest will still accrue)</li> </ul>																				
<b>HOW TO APPLY</b>	<ul style="list-style-type: none"> <li>• Call into your local Holiday Coast Credit Union Branch</li> <li>• Speak to a Holiday Coast Member Contact team member 1300 365 7 24 (8am - 6pm Mon -Fri)</li> <li>• Apply online - <a href="http://www.hccu.com.au">www.hccu.com.au</a></li> <li>• Or ask about our mobile lenders who will come to you!</li> </ul>																				
<p>Eligibility criteria apply. Terms, conditions, fees &amp; charges apply and are available on request. The information in this Fact Sheet is correct at time of printing. Visit our website at <a href="http://www.hccu.com.au">www.hccu.com.au</a> to view the current interest rate and comparison rate schedule applicable to these loans. Further details are available from any branch, or by phoning 1300 365 7 24. Holiday Coast Credit Union is the issuer of the lending product.</p> <p>* Insurance policies have certain conditions, limitations and exclusions. Before deciding to acquire or continue to hold an insurance product(s) you should carefully read and consider the Product Disclosure Statement (s) (PDS) available from Holiday Coast Credit Union or the CUNA Mutual Group. Insurance products are issued by CUMIS Insurance Society Inc ABN 72 000 562 121 AFSL 245491. (Incorporated in Wisconsin USA. The members of the Society have no liability) trading as CUNA Mutual General Insurance and/or CUNA Mutual Life Australia Limited ABN 83 089 981 073 ASFL 245492, Level 10, 345 George Street, Sydney NSW 2000.</p>																					

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