

## ABL Balanced Home Line Loan

- Purchase of an owner occupied property up to 95% LVR (incl LMI)
- Investment property purchases and refinances up to 80% LVR (70% I/O)
- Refinances of existing loans to 90% LVR
- Debt consolidation
- Home equity loan
- Not available for unit trust borrowers.

### Maximum Loan Amounts

\$2,000,000 up to 80% LVR

\$1,000,000 90% LVR

\$750,000 95% LVR

Minimum loan amount - \$50,000

### Loan Term

25 years

- Principal and interest
- Interest Only
  - *Owner Occupied – Up to 5 years*
  - *Investment – Up to 5 years*

### Lenders Mortgage Insurance (LMI)

LMI required for all loans with an LVR >80% LVR. This premium can be capitalised if required to a maximum LVR of 95%.

### LVR Ratio

Up to 95% with the Principal and Interest loan and up to 70% with the Interest-Based loan.

### Genuine Savings

No genuine savings required <80% LVR. For loans >80% LVR, 5% genuine savings evidenced over 3 months required

### No valuation required

The purchase price can be used instead of a valuation in the following circumstances:

- Transaction must be arms length
- Transaction must be negotiated through a licensed real estate agent
- Property must be in a category 1 location
- No part of the loan advance to be disbursed to the borrower
- Maximum loan size \$500,000 and maximum LVR 80%
- Security must have been previously occupied, no new developments or properties that have never been previously occupied
- The purchaser must reside in same state and country of the security
- No vacant land
- Where lending policy requires a full valuation this cannot be overridden and must be completed

BMM establishment fee is \$345 if no valuation is required

### Line of Credit

Available with additional rate loading

### Interest Calculated

Interest is calculated daily on the net closing balance of the loan (that is the amount owed less the offset balance) and is charged monthly.

### Secured VISA card

A VISA credit card is available in conjunction with this product and is secured by the home mortgage

- Available on loans ≤ 90% LVR only
- Interest rate of the credit card is the same as the home loan rate
- The card must be applied for at application
- The approved limit is not included in LMI or LVR calculations
- The credit card cannot be used to pay for LMI or form part of the loan deposit
- Can be used to help consolidate debts
- <80% LVR Maximum limit \$20,000
- >80% - <90% LVR – Maximum limit \$10,000\*\*

*\*\*Secured Visa to a maximum limit of \$10k is available in instances where the loan LVR is 90% + cap LMI*

### Voluntary Repayments

Can be made at any time without penalty on variable rate loans (no limit) and fixed rate loans (maximum \$20,000 per annum).

### Split Loans

Available – you may split your loan with Home Line account, a Balanced Term Loan, a fixed rate term loan or a 100% Offset Home Loan. Additional loan application fee may apply per split.

### Rate Conversion

Convert from a variable rate to a fixed rate at any time. A rate conversion fee may apply

### Credit Requirements

When refinancing, the following applies to required statements:

- most recent 3 months statements

### Transaction Fees

There are no transaction fees charged by the funder when using this product at: Bendigo and Adelaide Bank ATMs, Suncorp ATMs, Redi ATMs, BPAY transactions, AnyPay payments, Online banking, Direct debits/credits, EFTPOS transactions, Bank@Post withdrawals, Cheque deposit items.

**Note** ATM transaction fees may be charge by the ATM provider at point of transaction

#### Fees

##### Establishment

- \$545, includes one standard valuation to \$275.
- Lender's legals borrower paid
- Additional Valuations  
\$275 each, standard vals only. Properties over \$300,000 or in remote areas may incur additional fees.

##### Annual Line Fee (For Line of Credit)

\$180

##### Loan Processing Fee

- \$150 (\$250 for construction loans; \$350 for Go Between & Construction Loans)
- \$50 (additional split fee)

##### Early Repayment

- Nil
- BMM Discharge Fee \$390

##### Administration Fee

- \$150 per annum

##### Secured Visa

- \$55 per annum