

# Lending fees and charges

Effective 12 February 2025



<b>Owner Occupied And Investment Home Loan fees and charges</b>	
<b>Application fee</b>	<b>Amount</b>
Payable when you apply for a new loan, or increase an existing loan, that is linked to the Home Loan Package	\$0
Payable when you apply for, or increase, a discounted home loan	\$0
Payable when you apply for a standard variable loan	\$600
Payable when you apply for a fixed rate home loan	\$600
Payable when you apply to increase an existing loan of any type, other than a loan that is linked to the Home Loan Package or a discounted home loan.	\$300
Payable when you apply for a bridging home loan	\$900
Payable when you apply for a nil-end-debt bridging home loan	\$1,750
<b>Early repayment adjustment</b>	
Payable if you have a fixed rate loan and, during any fixed rate period, you repay your loan in full, make extra repayments in excess of \$10,000 per annum or switch (with our permission) to a variable rate or another fixed rate. Refer to our Early Repayment Adjustment Fact Sheet for details on how we calculate this fee.	Calculated at the time of the 'break event'
<b>Deed of priority fee</b>	
Payable when we prepare deed of priority documents.	\$200
<b>Guarantor application fee</b>	
Payable whenever we prepare guarantee documents for a loan.	\$200
<b>Lenders' Mortgage Insurance (LMI)</b>	
Payable if we require Lenders' Mortgage Insurance to protect the Credit Union against the possibility of you defaulting on the loan. LMI is generally required if you need to borrow more than 80% of the value of the property. This is not a Credit Union SA fee.	At cost
<b>Loan account arrears fee</b>	
Payable whenever we send you a letter because you do not make a repayment in full on or before the due date and the default continues for 3 days or more: <ul style="list-style-type: none"> <li>Letter 1 - arrears 3 to 10 days</li> <li>Letter 2 - arrears 11 to 18 days</li> <li>Letter 3 - arrears 19 to 26 days</li> <li>Letter 4 - arrears 27 days or more</li> </ul>	No charge for first letter \$15 per letter thereafter
<b>Mortgage discharge fee</b>	
Payable when you request us to discharge the Credit Union's mortgage on your security property.	\$350 per mortgage
<b>Over-limit default fee (only on existing Line of Credit accounts)</b>	
Payable whenever we send you a letter because a debit to your account results in the Credit Limit being exceeded: <ul style="list-style-type: none"> <li>Letter 1 - arrears 3 to 10 days</li> <li>Letter 2 - arrears 11 to 18 days</li> <li>Letter 3 - arrears 19 to 26 days</li> <li>Letter 4 - arrears 27 days or more</li> </ul>	No charge for first letter \$15 per letter thereafter
<b>Over-limit fee (only on existing Line of Credit accounts)</b>	
Payable on each day that the closing balance of a Line of Credit account exceeds the credit limit by \$10 or more and at least one debit transaction was performed to the account.	\$5 per day
<b>Package fee</b>	
Payable annually in advance for each year that you maintain a Home Loan Package.	\$395
<b>Progress payment fee</b>	
Payable for new construction loans where the loan is to be funded by a series of progressive draw-downs. This fee is payable in addition to the initial valuation fee and covers as many progressive payments as required to complete the construction.	\$750
<b>Lands Title search fees</b>	
Payable for each search we are required to perform on a security property. This is not a Credit Union SA fee.	At cost
<b>Rate lock fee</b>	
Payable if you choose to lock in your interest rate on a fixed rate loan for up to 90 days prior to funding of the loan.	The higher of \$600 or 0.15% of the loan amount.
<b>Registration fee</b>	
Payable each time that a mortgage, discharge of mortgage or other transaction is registered on a property title. This is not a Credit Union SA fee.	At cost

<b>Renegotiation fee</b>	
Payable each time you request and we approve a significant change to the features of your existing loan. For example, if you request to switch from a variable to fixed interest rate, principal and interest to interest only repayments, change from one loan type to another or to substitute a security. This fee is not payable for loans linked to the Home Loan Package.	\$300
<b>Security handling fee</b>	
Payable each time you request us to produce or consent to a dealing affecting the title of a property we hold as security.	\$150
<b>Settlement fee</b>	
Payable when we fund a new loan, when we or our representative attends settlement. This fee is not payable for loans linked to the Home Loan Package.	\$300
<b>Solicitor's fee</b>	
Payable if we engage the services of an external solicitor to assist with preparation of any loan documentation. Solicitor's fees are passed directly to members at cost. This is not a Credit Union SA fee.	At cost
<b>Split loan fee</b>	
Payable when you want to divide your total home loan amount into separate loan accounts. There is no limit on the number of splits allowed on the same security.	\$150 for the first split plus \$100 per split thereafter on same security for all home loan types
<b>Valuation fee</b>	
Payable if we require a valuation of the property to be offered as security. Credit Union SA engages licensed third party valuers to perform valuations and passes valuation fees directly to members at cost. This is not a Credit Union SA fee.	At cost
<b>Paper statement fee</b>	
Payable if you have not opted in for eStatements and we send a paper statement to the nominated postal address we have on record. <b>Note:</b> An electronic statement can be requested at any time with no fee payable.	\$2 per paper statement

## Personal Loan fees and charges

<b>Loan arrears letter fee</b>	
Payable whenever we send you a letter because you do not make a repayment in full on or before the date it is due and the default continues for 3 days or more: Letter 1 - arrears 3 to 10 days; Letter 2 - arrears 11 to 18 days; Letter 3 - arrears 19 to 26 days; and Letter 4 - arrears 27 days or more.	No charge for first letter, \$15 per letter thereafter
<b>Personal loan establishment fee</b>	
Payable when you apply for a new personal loan or an increase to an existing personal loan. <sup>^</sup>	\$250
Payable when you apply online for a new Online-only special fixed rate personal loan. <sup>^</sup>	\$350
<b>Green Loan establishment fee</b>	
Payable if you hold a home loan with Credit Union SA.	\$0
Payable if you do not hold a home loan with Credit Union SA.	\$250
<b>Security processing fee</b>	
Payable when your loan is to be secured by a motor vehicle.	\$60
<b>Visa credit card annual fee</b>	
Payable when you hold a VISA credit card issued by Credit Union SA.*	\$59
<b>Visa currency conversion fee</b>	
Payable when you make a purchase or obtain a cash advance (whether in foreign currency or AUD) where the merchant or their acquirer is domiciled outside Australia.	3% of transaction value
<b>Paper statement fee</b>	
Payable if you have not opted in for eStatements and we send a paper statement to the nominated postal address we have on record. <b>Note:</b> An electronic statement can be requested at any time with no fee payable.	\$2 per paper statement
<b>Lost VISA Card fee</b>	
Payable when you have lost your VISA Card and have requested a replacement.	\$10
<b>Direct Debit dishonour fee</b>	
You have insufficient funds in your account at the time a Direct Debit is set to occur and the Direct Debit is dishonoured.	\$10

For details of service fees that may apply please refer to our Deposit Accounts and Access Services Fees and Charges brochure.

<sup>^</sup>This fee does not apply if you are entitled to receive Knowledge Counts education banking benefits or Workplace Banking Benefits.

\* This fee does not apply if you hold an Education Community Credit Card, Banking Benefits Credit Card or your card is linked to a Home Loan Package.

Membership, lending criteria and fees apply. Terms and conditions available upon request. All banking products described in this brochure are issued by Credit Union SA Ltd. Before acquiring any financial product you should consider whether or not it is suitable for you.

Want to know more about Credit Union SA or any of our products or services? **We'd be delighted to help.**



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creditunionsa.com.au



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