

Home Loan Interest Rates, Fees and Charges

Owner Occupied Home Loans — Effective 11 August 2022



Variable Special Offer Home Loan interest rates for Owner Occupied	Cashback Eligible	Principal and interest		Interest only ¹	
		Interest rate	Comparison rate ²	Interest rate	Comparison rate ²
Variable Home Loan Package ^{3,4,9} – where no cashback is taken	✗	3.84% pa	4.24% pa		
Discounted Variable Rate ^{3,9} – where no cashback is taken	✗	3.94% pa	3.96% pa		
Variable Home Loan Package ^{3,4,5,9}	✓	4.09% pa	4.48% pa	4.49% pa	4.87% pa
Discounted Variable Rate ^{3,5,9}	✓	4.19% pa	4.21% pa	4.59% pa	4.61% pa
Low Deposit Variable Home Loan Package ^{4,6}	✗	3.99% pa	4.38% pa		

Owner Occupied Home Loan interest rates	Cashback Eligible	Principal and interest		Interest only ¹	
		Interest rate	Comparison rate ²	Interest rate	Comparison rate ²
Fixed Special Offers^{3,9}					
1 Year Fixed Home Loan Package ⁴	✗	4.80% pa	5.30% pa		
2 Year Fixed Home Loan Package ⁴	✗	5.35% pa	5.39% pa		
3 Year Fixed Home Loan Package ⁴	✗	5.79% pa	5.54% pa		
4 Year Fixed Home Loan Package ⁴	✗	6.05% pa	5.70% pa		
5 Year Fixed Home Loan Package ⁴	✗	6.19% pa	5.85% pa		
Variable Rate Home Loans^{5,8,9}					
Variable Home Loan Package ⁴	✓	4.94% pa	5.31% pa	5.34% pa	5.70% pa
Discounted variable rate	✓	5.55% pa	5.57% pa	5.95% pa	5.97% pa
Standard variable rate	✓	6.15% pa	6.21% pa	6.55% pa	6.61% pa
Fixed Home Loan Package^{4,5,8,9}					
1 year fixed	✓	5.10% pa	5.33% pa	5.50% pa	5.72% pa
2 year fixed	✓	5.49% pa	5.42% pa	5.89% pa	5.81% pa
3 year fixed	✓	6.05% pa	5.62% pa	6.45% pa	6.01% pa
Fixed Rate Home Loans^{5,8,9}					
1 year fixed	✓	5.95% pa	6.19% pa	6.35% pa	6.59% pa
2 year fixed	✓	6.09% pa	6.20% pa	6.49% pa	6.60% pa
3 year fixed	✓	6.45% pa	6.29% pa	6.85% pa	6.70% pa

1. Interest only interest rates apply when you request to only repay interest charges on your loan. Interest only are only available where the loan to value ratio is 80% or less. For construction loans, you will only be charged interest only rates if, after your construction period, your repayments will not be principal and interest repayments.

2. Comparison rates are based on a \$150,000 secured loan for 25 years. WARNING: These comparison rates are true only for the examples given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate.

3. Special offers require minimum new borrowings of \$150,000 or more where the loan to value ratio is 80% or less. These offers are limited and may be withdrawn at any time.

4. You must hold, or be approved for, total Package borrowings of at least \$150,000. Conditions and annual package fee of \$395 applies.

5. Cashback offer of \$2,500 available on any owner-occupied or investment loan with minimum new borrowings of \$250,000 where the loan to value ratio is 80% or less. Funds available at settlement, except in the case of construction loans where cashback will be paid

on confirmation that the foundation has been poured. Limit of one cashback per household. Not available on fixed rate special offers and bridging loans.

6. Requires minimum new borrowings of \$150,000 or more where the loan to value ratio is 97% or less, including capitalised Lenders Mortgage Insurance (LMI), for owner-occupied or investment loans. This offer is limited and may be withdrawn at any time. See website for more information.

8. Available where the loan to value ratio is 97% or less, including capitalised LMI, for owner occupied or investment loans.

9. Available for Family Home Guarantee (FHG) and First Home Guarantee (FHBG) participants who meet the scheme eligibility requirements of NHFC Scheme Loans. Credit Union SA First Home Buyers Grant is not available on NHFC Scheme loans. Interest Only only available for construction, after your construction period your loan will revert to principle and interest.

Interest rates are subject to change. Membership, lending criteria and fees apply. Terms and conditions available upon request

Home Loan Interest Rates, Fees and Charges

Investment Home Loans — Effective 11 August 2022



Variable Special Offer Home Loan interest rates for Investment Home Loans	Cashback Eligible	Principal and interest		Interest only ¹	
		Interest rate	Comparison rate ²	Interest rate	Comparison rate ²
Variable Home Loan Package ^{3,4} – where no cashback is taken	✗	4.24% pa	4.63% pa		
Discounted Variable Rate ³ – where no cashback is taken	✗	4.34% pa	4.36% pa		
Variable Home Loan Package ^{3,4,5}	✓	4.49% pa	4.87% pa	4.89% pa	5.26% pa
Discounted Variable Rate ^{3,5}	✓	4.59% pa	4.61% pa	4.99% pa	5.01% pa
Low Deposit Variable Home Loan Package ^{4,6}	✗	4.39% pa	4.77% pa		

Investment Home Loan interest rates	Cashback Eligible	Principal and interest		Interest only ¹	
		Interest rate	Comparison rate ²	Interest rate	Comparison rate ²
Fixed Special Offers³					
2 Year Fixed Home Loan Package ⁴	✗	5.59% pa	5.75% pa		
3 Year Fixed Home Loan Package ⁴	✗	6.15% pa	5.93% pa		
4 Year Fixed Home Loan Package ⁴	✗	6.40% pa	6.08% pa		
5 Year Fixed Home Loan Package ⁴	✗	6.49% pa	6.20% pa		
Variable Rate Home Loans^{5,8}					
Variable Home Loan Package ⁴	✓	5.34% pa	5.70% pa	5.74% pa	6.10% pa
Discounted variable rate	✓	5.95% pa	5.97% pa	6.35% pa	6.37% pa
Standard variable rate	✓	6.55% pa	6.61% pa	6.95% pa	7.01% pa
Fixed Home Loan Package^{4,5,8}					
1 year fixed	✓	5.70% pa	5.74% pa	6.10% pa	6.13% pa
2 year fixed	✓	5.84% pa	5.80% pa	6.24% pa	6.19% pa
3 year fixed	✓	6.40% pa	6.00% pa	6.80% pa	6.40% pa
Fixed Rate Home Loans^{5,8}					
1 year fixed	✓	6.25% pa	6.58% pa	6.65% pa	6.98% pa
2 year fixed	✓	6.39% pa	6.58% pa	6.79% pa	6.98% pa
3 year fixed	✓	6.75% pa	6.67% pa	7.15% pa	7.07% pa

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5. Cashback offer of \$2,500 available on any owner-occupied or investment loan with

minimum new borrowings of \$250,000 where the loan to value ratio is 80% or less. Funds available at settlement, except in the case of construction loans where cashback will be paid on confirmation that the foundation has been poured. Limit of one cashback per household. Not available on fixed rate special offers and bridging loans.

6. Requires minimum new borrowings of \$150,000 or more where the loan to value ratio is 97% or less, including capitalised Lenders Mortgage Insurance (LMI), for owner-occupied or investment loans. This offer is limited and may be withdrawn at any time. See website for more information.

8. Available where the loan to value ratio is 97% or less, including capitalised LMI, for owner occupied or investment loans

Interest rates are subject to change. Membership, lending criteria and fees apply. Terms and conditions available upon request.

Owner Occupied And Investment Home Loan fees and charges	
Application fee	Amount
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	₹600
Payable when you apply for a nil-end-debt bridging home loan	₹1,350
Early repayment adjustment	
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'
Deed of priority fee	
Payable when we prepare deed of priority documents at your request	₹200
Guarantor application fee	
Payable whenever we prepare guarantee documents for a loan.	₹200
Lenders' Mortgage Insurance (LMI)	
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
Loan account arrears fee	
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"> Letter 1 - arrears 3 to 10 days Letter 2 - arrears 11 to 18 days Letter 3 - arrears 19 to 26 days Letter 4 - arrears 27 days or more 	No charge for first letter ₹15 per letter thereafter
Mortgage discharge fee	
Payable when you request us to discharge the Credit Union's mortgage on your security property.	₹350 per mortgage
Over-limit default fee (only on existing Line of Credit accounts)	
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"> Letter 1 - arrears 3 to 10 days Letter 2 - arrears 11 to 18 days Letter 3 - arrears 19 to 26 days Letter 4 - arrears 27 days or more 	No charge for first letter ₹15 per letter thereafter
Over-limit fee (only on existing Line of Credit accounts)	
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
Package fee	
Payable annually in advance for each year that you maintain a Home Loan Package.	₹395

Progress payment fee	
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.	₹500
Lands Title search fees	
Payable for each search we are required to perform on a security property. This is not a Credit Union SA fee.	At cost
Rate lock fee	
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.	0.15% of the loan amount
Registration fee	
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
Renegotiation fee	
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
Security handling fee	
Payable each time you request us to produce or consent to a dealing affecting the title of a property we hold as security.	₹150
Settlement fee	
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.	₹150
Solicitor's fee	
Payable if complex loan documentation is required (for example, where a trust investigation is required) and we engage the services of an external solicitor to assist with preparation of the loan documentation. Solicitor's fees are passed directly to members at cost. This is not a Credit Union SA fee.	At cost
Split loan fee	
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
Valuation fee	
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

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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