

Accelerator Home Loan Package

fact sheet

About the loan

What is it?	A discounted home loan rate that comes with a range of discounts on other products and services for an annual fee of \$395 – see 'Package benefits'.
Interest rate discounts - Variable Package Home Loans	An ongoing discounted interest rate off our Standard Variable home loan rate. Community First may at times vary this discount. If your loan is variable, refer to your contract for your current discount off the relevant Standard Variable rate.
Interest rate discounts - Fixed Package Home Loans	Up to a 0.15%p.a discount off the corresponding standard fixed home loan rates. Community First may at times vary this discount. After your fixed term expires, your loan will revert to the variable Accelerator Package. Community First may vary the discount from time to time. Refer to your contract for your current discount off the relevant Standard Variable rate.
Your interest rate depends on	Different interest rates will apply depending on: ■ Whether you are an owner occupier or investor, and; ■ Whether you will be making Principal and Interest or Interest Only repayments ■ If your loan comes with a special offer ■ When you come off a fixed term, if you choose to roll in to the variable Accelerator Package option, your rate will be variable and can change at any time. For current interest rates visit communityfirst.com.au/tools/rates-and-fees



Loan features

Minimum loan term	1 year
Maximum loan term	30 years (subject to expected retirement age)
Minimum loan amount	\$100,000 for new loans \$1,000 for top ups
Maximum loan amount	\$1,500,000 (larger loans are subject to negotiation and approval)
Repayment frequency	Can be weekly, fortnightly or monthly
Extra repayments	You can make additional regular or lump sum repayments at any time. If your loan is variable there is no penalty if you pay your loan out early. If your loan has a fixed rate, a break cost applies if you pay out your loan during the fixed period. Please refer to your terms and conditions for more information.
Offset account	Yes. Fully transactional 100% offset account with Debit card access.
Redraw	Available with no minimum redraw amount.
Repayment types	- Principal and Interest or; - Interest Only up to a maximum 5 years Different interest rates are applicable for Interest Only repayments. Note: Interest Only repayments are monthly and will change to Principal and Interest repayments at the end of the Interest Only period for the remaining term of your loan. Making Interest Only repayments won't reduce your principal amount borrowed, and your principal amount will need to be repaid over a shorter period of time.
Interest calculation frequency	Interest is calculated daily and debited to the loan monthly in arrears.
Split loan option	Yes. You can split your loan between the Fixed and Variable Accelerator Home Loans within the Package, or with another Community First home loan option.

Security

Registered first mortgage over a residential property

Loan purposes

What the loan can be used for	Owner occupier loans or investor loans including buying, refinancing, land purchase, off the plan purchase, construction and internal top ups.
What the loan can't be used for	Business/commercial purposes Bridging loan Owner builder construction loans

Package benefits

The following benefits are included with a \$395 annual fee (Paid in advance. Initial fee included in total loan amount at settlement. Each annual fee thereafter is debited from the attached offset account).

Feature	Benefit
A life of loan discount (refer to 'Interest rate discounts')	Save on interest with access to discounted interest rates for both fixed and variable rate Accelerator home loans
100% transactional offset account with a Visa Debit card and no monthly account keeping fees	Convenient access for your everyday banking with no monthly account keeping fees. Community First will not charge you an ATM fee however the ATM owner may charge you a direct fee.
Personal loan fee discount	Pay no application fee on Community First personal loans. Other fees may apply ² .
Credit card fee discount	Pay no annual fee on a Community First Low Rate Credit Card (excludes Pink and Blue cards). Limit of one card with fee waiver in each borrower's name. Other fees and charges may apply ² .
Insurance premium discount	A discount up to 10% off the base premium for the first year only on building and/or contents, landlords or car insurance policies ¹ .
Loan variation fee waiver	One loan variation fee waiver per year, saving up to \$250, as listed in our fees and charges schedule. Includes variations such as loan top ups, and loan switches including refixing. The waiver is available to loan variations for home loans that remain within the package before and after switching. Other fees and charges may apply ² .

Package fees

Annual fee	\$395. Paid in advance. Initial fee included in total loan amount at settlement. Each annual fee thereafter is debited from the attached offset account.
Standard application fee	\$0 (usually \$600) Includes application, standard valuation and legal fee for one security property only.
Construction loans	Additional upfront fees will apply for building and construction loans. For a full list of fees and charges please refer to the current schedule of fees and charges.
Other fees and charges	Additional fees may apply. For a full list of fees and charges please refer to the current schedule

How much deposit do you need?

You're borrowing less than 80% of the property value	You'll need at least 20% of the property value as deposit. No lender's mortgage insurance applies. You may also need funds for stamp duty and legal fees.
You're borrowing more than 80%, but less than 95% of the value of the property	You'll need at least 5% of the property value as deposit. Lender's mortgage insurance applies and can be added to your loan as long as the loan to value ratio (LVR) does not exceed 98%. You can also seek to add a guarantor to the loan to avoid having to pay lender's mortgage insurance.

What is Lender's Mortgage Insurance? (LMI)

LMI is a type of insurance that's applied to your home loan if your deposit is less than 20% of the property value. It's a one-off payment that insures us for any shortfall in the event that you default on your loan and if the proceeds from the property sale are not enough to pay off the loan in full. You can pay for it up front or add it to your loan and paid off with your loan repayments.

It's important to understand that Lenders Mortgage Insurance insures us, not you.

We're happy to help

Contact us on **1300 13 22 77** or visit your nearest financial services store if you have any questions or need help



Things you should know:

Credit eligibility criteria, terms, conditions, fees and charges apply. Visit communityfirst.com.au for further information.

The information in this fact sheet is general advice only and does not take in to account your individual objectives, financial situation or needs ("your personal circumstances")

Before using this information to decide whether to buy any product, you should consider the appropriateness of it having regard to your personal circumstances and read the Terms and Conditions and Conditions of Use for credit products and the Product Disclosure Statement for the particular insurance policy available at communityfirst.com.au.

¹ Discount of up to 10% is applied to the base premium for the first year only. It does not apply to optional extras you may choose to add to your policy. Applies to new policies only. These insurance products are provided by Insurance Australia Limited ABN 11 000 016 722 trading as CGU Insurance. In arranging this insurance Community First Credit Union Limited acts as an intermediary for the insurer of the particular insured product, not as your agent. A Product Disclosure Statement (PDS) for each product is available at our offices. We will give you a PDS on application, which you should read and consider in deciding whether to use any product.

² Other fees and charges may apply. See our fees and charges brochure available on our website.