

Boost Package Home Loan

fact sheet

About the loan

What is it?	A competitive package home loan that comes with a range of discounts on other products and services for an annual fee of \$395 – see 'Package benefits'.
Variable Package Home Loans	An ongoing discounted interest rate off our Boost Package or Boost Package Investment reference rates. Community First may at times vary this discount. If your loan is variable, refer to your contract for your current discount off the relevant reference rate.
Fixed Package Home Loans	A low fixed rate for a term of 1, 2 or 3 years. After your fixed term expires, your loan will revert to the corresponding variable Boost Package home loan. Refer to your contract for your discount off the relevant variable Boost Package reference rate.
Your interest rate depends on	<p>Different interest rates will apply depending on:</p> <ul style="list-style-type: none">□ Whether you are an owner occupier or investor, and;□ Whether you will be making Principal and Interest or Interest Only repayments□ Your loan to valuation ratio (LVR)□ If your loan comes with a special offer <p>When you come off a fixed term, if you choose to roll in to the variable Boost 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</p>



Loan features

Minimum loan term	10 years
Maximum loan term	30 years (subject to expected retirement age)
Minimum loan amount	<ul style="list-style-type: none"> \$50,000 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	<p>You can make additional regular or lump sum repayments at any time.</p> <p>If your loan is variable there is no penalty if you pay your loan out early.</p> <p>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.</p>
Offset account	Up to 8 offset accounts per membership available with the Variable Boost Package, up to 8 accounts per membership. Fully transactional 100% offset account with Debit card access. The offset account must be in the same names as the home loan account holders.
Redraw	Available with no minimum redraw amount.
Repayment types	<ul style="list-style-type: none"> Principal and Interest or; Interest Only up to a maximum 5 years <p>Different interest rates are applicable for Interest Only repayments.</p> <p>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.</p>
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 Boost Home Loans within the Package, or with another Community First home loan option.
Security	Registered first mortgage over a residential property

Package benefits

<u>Feature</u>	<u>Benefit</u>
A life of package discount (refer to 'Interest rate discounts')	Save on interest with access to a discounted interest rate for variable rate Boost Package home loans.
100% transactional offset account with a Visa Debit card and no monthly account keeping fees	Variable Boost Package loan members enjoy 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. Offset account must be in the same names as the home loan account holders.
Personal loan fee discount	Pay no application fee on Community First personal loans. Other fees may apply ¹ .
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 ¹ .
Loan variation fee waiver	One loan variation fee waiver per year, saving up to \$300, 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 ¹ .

Package fees

Annual Fee	\$395 Paid in advance. Initial fee included in total loan amount at settlement. Each annual fee thereafter is debited from an eligible nominated account.
Standard application fee	\$0 (usually \$600) Includes application, standard valuation and legal fee for one property security.
Construction loans	Additional \$900 upfront fee 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 such as government charges. For a full list of fees and charges please refer to the current schedule

Loan purposes

What the loan can be used for	Owner occupier loans or investor loans including purchasing, 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

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 total 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 Lenders Mortgage Insurance?

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

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

The information in this fact sheet is general advice only and does not take into 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 considering your personal circumstances and read the Terms and Conditions of Use for credit products.

¹ Other fees and charges may apply. See our current Fees and Charges schedule on our website.