

## Balanced Term Loan

### HomeLend Balanced Term Loan

Our HomeLend Balanced term loan allows you to choose from principal and interest repayments for the full term of the loan, or up to 10 years of interest only repayments. Interest rate flexibility allows you to have a fixed or variable interest rate, and you can also split your loan.

#### Product Overview

<b>Loan purpose</b>	<ul style="list-style-type: none"> <li>• purchase or refinance of an owner occupied or investment property</li> <li>• debt consolidation</li> <li>• home equity loans for investment or personal purposes</li> <li>• go-between bridging finance</li> <li>• construction of a new residential property</li> </ul>
<b>Interest rates</b>	Choice of a variable rate or a fixed rate for a 1 to 5 year term
<b>Application fee</b>	Applicable – refer to your Mortgage Originator for further details
<b>Administration fee</b>	Nil
<b>Loan amounts</b>	<ul style="list-style-type: none"> <li>• minimum \$10,000</li> <li>• no maximum, subject to LMI</li> </ul>
<b>Loan terms</b>	5 – 30 year terms
<b>Statements</b>	Bi-annually in December and June
<b>Interest calculated</b>	Interest is calculated daily on the closing balance of the loan and is charged monthly
<b>Loan to valuation ratio (LVR)</b>	<ul style="list-style-type: none"> <li>• up to 95%* plus capitalised LMI (principal and interest)</li> <li>• up to 90%* plus capitalised LMI (interest only)</li> </ul> <p>* All LVRs subject to loan purpose and LMI approval</p>
<b>Repayment frequency</b>	<ul style="list-style-type: none"> <li>• weekly, fortnightly or monthly repayments (principal and interest)</li> <li>• monthly repayments (interest only)</li> </ul>
<b>Voluntary repayments</b>	<ul style="list-style-type: none"> <li>• variable rate: extra repayments may be made at any time without penalty</li> <li>• fixed rate: up to \$20,000p.a above minimum repayments may be made without penalty</li> </ul>
<b>Split loans</b>	Available. Split your loan into more than one portion. Additional fees apply per split.
<b>Redraw</b>	Available, minimum redraw of \$500.

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<b>Credit increases</b>	Available whilst on a variable rate. Fees apply
<b>Rate conversion</b>	Convert from a variable rate to a fixed rate at any time. A Loan variation fee may apply



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