



SmartDoc home loans (including SmartDoc Plus)

Our *SmartDoc* home loans are suitable for borrowers who are self employed, and in some cases, PAYG borrowers. *SmartDoc* gives borrowers access to a fully featured home loan with all the benefits of a transactional 100% offset account. With our *SmartDoc* home loans there none of the usual hassles associated with providing payslips and tax returns.

Product overview	
Loan purpose	<ul style="list-style-type: none"> • purchase or refinance of an owner occupied or investment property • home equity loan for investment or personal purposes* • debt consolidation* • Go-between bridging finance. <p>* Restrictions apply with SmartDoc Plus (loans with 60% to 70% LVR with no LMI). Home equity loans for investment or personal purposes are not available and debt consolidation is limited to personal loans, home loans, investment home loans and lines of credit where related properties are being offered as security.</p>
Application restrictions	<ul style="list-style-type: none"> • no construction or land • no company or trust applicants • no overseas or non-permanent Australian resident applicants • no second mortgage • maximum of 3 securities • no defaults • category 1 and 2 locations (refer to brokers.adelaidebank.com.au for location listings) • no inner city apartments • no self employed less than 2 years • additional restrictions that apply specifically to <i>SmartDoc Plus</i> include no sole PAYG borrowers and no cash out.
Interest rates	<p>Variable rate (<i>SmartDoc</i>) with 100% offset.</p> <p>Variable rate (<i>SmartDoc Plus</i>) with 100% offset (only available for loans with 60% to 70% LVR with no LMI).</p> <p>Fixed rates for 1-5 years (<i>SmartDoc Fixed</i>) with 100%offset.</p> <p>Note: deposit interest is not paid if the net balance is positive (that is if the offset balance exceeds the amount owned).</p>
Application/ settlement fees	<ul style="list-style-type: none"> • standard application fee \$795 • settlement fee \$100 • funds disbursement fee \$15. <p>Additional fees are payable if you have more that one security property, require the support of a guarantor or are taking a Go-Between bridging finance option.</p>

Residential



Administration fee	\$10 monthly
Loan amounts	<ul style="list-style-type: none"> • Minimum \$10,000 • Maximum \$2 million subject to LMI.
Loan terms	5-30 year terms
Statements	Monthly
Interest calculated	Interest is calculated daily on the net closing balance of the loan (that is the amount owed less the offset balance) and is charged monthly.
Loan to Valuation Ratio (LVR)	<ul style="list-style-type: none"> • PAYG: up to 60%. • Self employed up to 80% (subject to LMI guidelines). • LMI is required where LVR>70%.
Repayment frequency	<ul style="list-style-type: none"> • Weekly, fortnightly or monthly repayments (principal and interest). • Monthly repayments (interest only). • Payments automatically debited from the offset balance.
Voluntary repayments	<ul style="list-style-type: none"> • Variable rate: extra repayments may be made at any time without penalty. • Fixed rate: up to \$20,000 p.a. above minimum repayments may be made without penalty. • No maximum deposit to offset portion.
Split loans	Available. Split your loan into fixed or variable portions, or a combination of both. Additional \$100 loan application fee applies per split.
Redraw	Available. Free online/phone banking redraws. Manual redraw requests – \$50. Minimum redraw amount \$500.
Credit increases	Available. \$175 credit increase fee and \$150 security handling fee applies. Minimum credit increase amount \$10,000. Note: not available during fixed rate periods or with <i>SmartDoc</i> Plus loans.
Rate conversion	Convert from a <i>SmartDoc</i> variable rate to a <i>SmartDoc</i> Fixed rate. A loan variation fee may be payable. Rate conversion not available with <i>SmartDoc</i> Plus variable rate. Convert to a <i>SmartFit</i> rate by providing proof of income. A loan variation fee may be payable.

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Transaction fees	Transact on your offset balance with up to \$10 worth of the following transactions free every month:	
	Free	\$2.00 each
	<ul style="list-style-type: none"> • cash deposits • internal standing orders • auto payment plan • Bendigo Bank ATM³ balance enquiries • Bendigo Bank ATM³ withdrawals • Bendigo Bank ATM transfers • Online banking transfers • Express Line (phone banking) transfers • BPAY®¹ • Anypay payments • direct debits • cheque deposits. 	<ul style="list-style-type: none"> • Bank@Post withdrawals ² • EFTPOS transactions • over the counter withdrawals and transfers.
	<p>Other fees apply.</p> <p>1. ®Registered to BPAY Pty Ltd ABN 69 079 137 518.</p> <p>2. Bank@Post™ and its device mark are trade marks (registered or otherwise) of the Australian Postal Corporation. All rights reserved.</p> <p>3. Bendigo Bank ATM or an ATM that forms a part of a Bendigo Bank shared ATM network</p>	

