

# SmartFit Home Loan



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it's personal

We've been delivering prosperity and home-ownership to generations of Australians for over 150 years.

Our product offering is simple, reliable, and good value. Our service is exceptional, award-winning, and personal.

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SmartFit puts you in control. This fully featured home loan combines a competitive variable rate, 100% offset, free redraw, additional repayments without penalty, and a choice of Principal and Interest or Interest Only repayments.

Product overview	
<b>Loan purpose</b>	<ul style="list-style-type: none"><li>• For the purchase or refinance of an owner occupied or investment property</li><li>• A home equity loan for investment or personal purposes</li><li>• Debt consolidation</li><li>• Go-between bridging finance</li></ul> (Not available for construction, land, or inner-city apartments)
<b>Eligibility</b>	<b>For individual or joint borrowers</b> (Not available for companies, trusts, family pledge, self-employed less than 2 years, overseas or non-permanent Australian resident applicants)
Key benefits	
<b>Interest rate</b>	<b>Competitive owner occupied and investment variable interest rates</b>
<b>Repayment Type</b>	<b>Choose between Principal and Interest and Interest Only repayments</b> Interest Only is available for up to 5 years for Owner Occupied and Investment.
<b>100% offset account</b>	<b>100% offset account. No maximum deposit to offset balance.</b> (If the balance of your offset account is higher than the balance of your loan account, credit interest will not be paid)
<b>Voluntary repayments</b>	<ul style="list-style-type: none"><li>• Variable rate – early or additional repayments can be made at any time without penalty</li><li>• Fixed rate – early or additional repayments of up to \$20,000 p.a. can be made without penalty</li></ul>
<b>Redraw</b>	<b>FREE redraw</b> Online - minimum \$500 redraw amount Phone - minimum \$500 redraw amount  <b>Manual Redraw</b> \$50 per manual withdrawal request, minimum \$1 redraw amount

Product specifics	
Loan terms	5-30 year terms
Loan amounts	<ul style="list-style-type: none"> <li>Minimum \$10,000</li> <li>Maximum \$5 million subject to Lender's Mortgage Insurance (LMI)</li> </ul>
Number or securities	Maximum 3 securities
Number of mortgages	No second mortgages
Interest calculated	Interest is calculated daily on the net closing balance of the loan (i.e. that is the amount owed less the offset balance) and is charged monthly
Fees	<ul style="list-style-type: none"> <li>Standard application fee \$375</li> <li>Settlement fee \$120</li> <li>Administration fee \$15 monthly</li> </ul> (Additional fees are payable if you have more than one security, require guarantor support, or taking a Go-Between bridging finance option.)
Loan to value ratio (LVR)	<ul style="list-style-type: none"> <li>Up to 95%* Owner Occupied - Principal and Interest (including capitalised LMI)</li> <li>Up to 70%* Owner Occupied - Interest Only</li> <li>Up to 80%* Investment - Principal and Interest</li> <li>Up to 70%* Investment - Interest Only</li> </ul> *LVRs are subject to LMI approval, location and loan purpose (LVRs up to 90% plus capitalised LMI for refinances, debt consolidation, home equity/cash out)

Other features	
Repayment frequency	<ul style="list-style-type: none"> <li>Weekly, fortnightly or monthly (Principal and Interest)</li> <li>Monthly (Interest Only)</li> </ul> (Payments automatically debited from offset balance)
Split loans	<b>Available. Split your loan into more than one portion.</b> (Additional \$100 loan application fee applies per split)
Credit increases	<b>Available</b> (Minimum credit increase amount \$10,000)
Rate conversion	<b>FREE to convert to a SmartFix fixed rate loan at any time</b>
Transaction fees	<b>Transact on your offset balance for FREE with any of the following transaction types</b> <ul style="list-style-type: none"> <li>EFTPOS transactions</li> <li>Bendigo Bank ATM<sup>3</sup> withdrawals</li> <li>Bendigo Bank ATM transfers</li> <li>Bank@Post withdrawals<sup>2</sup></li> <li>Cash or Cheque deposits</li> <li>Internal standing orders</li> <li>Online/Telephone banking transfers</li> <li>BPAY<sup>® 1</sup></li> <li>Anypay payments</li> <li>Direct debits</li> <li>Over the counter withdrawals and transfers</li> </ul> Other fees apply 1 <sup>®</sup> Registered to BPAY Pty Ltd ABN 69 079 137 518 2 Bank@PostTM and its device are trade marks (registered or otherwise) of the Australian Postal Corporation. All rights reserved 3 Bendigo Bank ATM or an ATM that forms a part of a Bendigo Bank shared ATM network