

# Accelerator Home Loan Package

## Fact sheet

### About the loan

<b>What is it?</b>	A discounted variable home loan rate that comes with a range of discounts on other products and services for an annual fee of \$395 – see ‘Package benefits’.
<b>Interest rate discounts</b>	A life of loan discount of 0.90% p.a. off the standard variable home loan rate. Community First may at times offer a higher discount for an introductory period for new lending only.
<b>Your interest rate depends on</b>	Different interest rates will apply depending on: <ul style="list-style-type: none"> <li>■ Whether you are an owner occupier or investor, and;</li> <li>■ Whether you will be making Principal and Interest or Interest Only repayments</li> <li>■ If your loan comes with a special offer</li> </ul> Your interest rate is variable and can change at any time. For current interest rates visit <a href="https://communityfirst.com.au/tools/rates-and-fees">communityfirst.com.au/tools/rates-and-fees</a> .
<b>Special offer</b>	<p><b>2 year discounted variable rate</b></p> <p>For LVR up to 80%, apply by 31 May 2021 and fund by 31 August 2021<sup>1</sup> and get:</p> <ul style="list-style-type: none"> <li>■ A discount of 2.65% p.a. off the standard variable home loan rate for a period of 2 years</li> <li>■ At the end of the 2 year period, the 2.65% p.a. discount will revert to a life of loan discount of 1.65% p.a. off the standard variable home loan rate, and your repayment amounts will change at this time.</li> </ul> <p>For LVR over 80% and up to 95%, apply by 31 May 2021 and fund by 31 August 2021<sup>2</sup> and get:</p> <ul style="list-style-type: none"> <li>■ A discount of 2.35% p.a. off the standard variable home loan rate for a period of 2 years</li> <li>■ After the 2 year period, enjoy a life of loan discount of 0.90% p.a. off the owner-occupier standard variable home loan rate</li> </ul>

### Loan features

<b>Minimum loan term</b>	1 year
<b>Maximum loan term</b>	30 years (subject to expected retirement age)
<b>Minimum loan amount</b>	<ul style="list-style-type: none"> <li>■ \$100,000 for new loans</li> <li>■ \$50,000 for top ups</li> </ul>
<b>Maximum loan amount</b>	\$1,500,000 (larger loans are subject to negotiation and approval)
<b>Repayment frequency</b>	Can be weekly, fortnightly or monthly
<b>Extra repayments</b>	You can make additional regular or lump sum repayments at any time. There is no penalty if you pay your loan out early.
<b>Repayment types</b>	<ul style="list-style-type: none"> <li>■ Principal and Interest or;</li> <li>■ Interest Only up to a maximum of 5 years</li> </ul> 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.
<b>Offset account</b>	Yes. Fully transactional offset account with Debit card access.
<b>Redraw</b>	Available with no minimum redraw amount. Fees apply <sup>2</sup> .
<b>Interest calculation frequency</b>	Interest is calculated daily and debited to the loan monthly in arrears.
<b>Split loan option</b>	Yes. You can split your loan between the Accelerator Home Loan Package, and another Community First home loan option. A maximum of 3 splits are allowed.
<b>Security</b>	Registered first mortgage over a residential property

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### Loan purposes

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

### 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
<b>A life of loan discount (refer to 'Interest rate discounts')</b>	Save on interest with access to discounted interest rates
<b>100% transactional offset account with a Visa Debit card and no monthly fees</b>	Convenient access for your everyday banking with no monthly fees. Community First will not charge you an ATM fee however the ATM owner may charge you a direct fee.
<b>Personal loan fee discount</b>	Pay no application fee on Community First personal loans. Other security fees may apply <sup>3</sup> .
<b>Credit card fee discount</b>	Pay no annual fee on a Community First Low Rate Credit Card (excludes Pink and Blue cards). Other fees and charges may apply <sup>3</sup> .
<b>Insurance premium discount</b>	10% discount on building and/or contents, landlords, car or travel insurance cover in your first year <sup>4</sup> .
<b>Financial planning discount</b>	Complimentary obligation free initial consultation with a Bridges Financial Planner <sup>5</sup> .

### Package fees

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

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### How much deposit do you need?

<b>You're borrowing less than 80% of the property value</b>	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.
<b>You're borrowing more than 80% but less than 95% of the property value</b>	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](http://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](http://communityfirst.com.au).

- <sup>1</sup> Offer is for applications submitted by 31 May and funded by 31 August 2021 and can be withdrawn at any time. Available for owner-occupiers with principal and interest repayments and a maximum LVR of 80%. Applies to new lending only with a minimum balance of \$100,000 or for internal loan increases of at least \$50,000.
- <sup>2</sup> Offer is for applications submitted by 31 May and funded by 31 August 2021 and can be withdrawn at any time. Available for owner-occupiers with principal and interest repayments and a maximum LVR of 95%. Applies to new lending only with a minimum balance of \$100,000 or for internal loan increases of at least \$50,000.
- <sup>3</sup> Other fees and charges may apply. See our fees and charges brochure.
- <sup>4</sup> 10% discount is applied for the first policy year only. 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.
- <sup>5</sup> Financial planning services are provided by Bridges Financial Services Pty Limited (Bridges). ABN 60 003 474 977. ASX participant. AFSL No 240837. In referring members to Bridges (Part of the IOOF group), Community First Credit Union does not accept liability or responsibility of any act or omission or advice provided by Bridges or its authorised representatives.