

Balanced Term Loans

	Principal & Interest	Interest-Only
	A standard term loan option that offers principal and interest repayments for the full term of the loan. Interest rate flexibility allows you to have a fixed or variable interest rate, and you can also split your loan.	Ideal for investors, this option allows you to have up to 10 years interest-only repayments before principal and interest repayments are required. Fixed and variable interest rate options are available.
Loan Purpose	Use a Balanced Term Loan for: <ul style="list-style-type: none"> • Purchase or refinance owner-occupied or investment property; • Debt consolidation; • Home equity loan; • Go-Between bridging finance; • Construction of a new residential property. 	
Interest Rate	Balanced Variable Rate Balanced Fixed Rates from 1 to 5 years	
Application Fee	\$395	\$395
Administration Fee	Nil	Nil
Minimum Loan Amount	\$10,000	\$10,000
Maximum Loan Amount	No maximum, subject to lending criteria and LMI	
Loan Term	Minimum 5 years Maximum 30 years	30 years Choose up to 10 years interest-only, followed by principal and interest repayments for the remainder of the term.
Statements Issued	Bi-annually in December and June.	
Interest Calculated	Interest is calculated daily on the closing balance of the loan and is charged monthly.	
Loan to Valuation Ratio	Up to 100%	Up to 90%
Repayment Frequency	Weekly, fortnightly or monthly repayments.	Monthly repayments.
Voluntary Repayments	Variable Rate – Extra repayments may be made at any time without penalty. Fixed Rate – Up to \$20,000 per annum above required repayments may be made without penalty.	
Split Loans	Available – You may split your loan with Home Line account, a Balanced Term Loan, a fixed rate term loan or a 100% Offset Home Loan. Additional loan application fee may apply per split.	
Redraw	Available – access ahead amounts (subject to approval). A minimum redraw amount and a redraw fee may apply.	
Interest Offset Account	Ask us about our 100% Offset Home Loan.	
Rate Conversion	Convert from a variable rate to a fixed rate at any time. A rate conversion fee may apply.	



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Terms, conditions, fees, charges and lending criteria apply. All information is correct as at 17/10/05 and is subject to change. Full details available on application.