

Lo Doc 100% Offset Home Loan

Our 100% Offset Home Loan puts you in control. It combines a fully featured home loan with all the benefits of a 100% offset account and lets you see at a glance what you owe and what you own because the offset balance is shown separately. The best part is that interest charges are calculated by applying the interest rate to the net balance (loan amount less offset balance) each day.

When you combine your 100% Offset with our Lo Doc - no proof of income is required. Just complete and sign an income declaration form with the standard home loan application. This saves you the hassle of working through payslips, tax returns and other document when applying for your loan.

Principal & Interest

This repayment option offers principal and interest repayments for the full term of the loan. This loan also has the facility to be split.

Interest-Only

Ideal for investors, this option allows you to have up to 10 years interest-only repayments before principal and interest repayments are required.

Loan Purpose	Use a Lo Doc 100% Offset Home Loan for: <ul style="list-style-type: none"> • Purchase or refinance of an owner-occupied or investment property • Debt consolidation • Home equity loan for investment or personal purposes • Construction of a new dwelling with progress payments (excluding owner-builder) • Go-Between bridging finance 	
Application Fee	\$395 Additional fees are payable if you have more than one security property, require the support of a guarantor and/or have a company or trust involved in the application	
Administration Fee	Nil	
Minimum Loan Amount	\$10,000	
Maximum Loan Amount	\$2,000,000 depending on LVR and security location	
Loan Term	Minimum: 5 years Maximum: 30 years	
Statements Issued	Monthly on the last day of the month.	
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. Deposit interest is not paid if the net balance is positive (that is if the offset balance exceeds the amount owed)	
Loan to Valuation Ratio	Self Employed & PAYG: Up to 80%	
Repayment Frequency	Weekly, fortnightly or monthly repayments with payments automatically debited from the offset balance.	Monthly repayments with payments automatically debited from the offset balance.
Voluntary Repayments	Can be made at any time without penalty. Funds can also be transferred from the offset balance to the loan portion via Online banking	
Split Loans	Available – You may split your loan with a 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 amounts transferred to the loan portion (subject to approval). A minimum redraw amount and a redraw fee may apply.	

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<p>Rate Conversion (applicable where borrower applies for a loan with an LVR >60%)</p>	<p>Provided you maintain your loan according to the terms and conditions, the Lo Doc Plus & Lo Doc Saver 80 100% Offset Home Loan will automatically roll to the balanced variable rate 2 years after settlement.</p> <p>Or, apply to convert to a standard rate anytime 12 months after settlement by providing proof of income. The income must be within 10% of the income declared in the original declaration of financial position. A conversion fee may apply.</p>
<p>Transaction Fees</p>	<p>After an allocation of \$20 in each statement period, \$2.00 per transaction for each: Cheque deposit item, giroPost^{®1} withdrawal, EFTPOS withdrawal, cash withdrawal and balance enquiry (from an ATM in a city or town where an Adelaide Bank ATM is not located).</p> <p>The following transaction fees are not included in the above allocation:</p> <p>\$2.00 per transaction for each branch cash withdrawal and debit transfer, and each cash withdrawal and balance enquiry from an ATM in a city or town where an Adelaide Bank ATM is located.</p> <p>Fee FREE BPAY^{®2}, Adelaide Bank ATMs, Express Line telephone banking, Online Banking, direct credits, automatic deductions to other Adelaide Bank accounts.</p> <p>Other fees apply</p>



Adelaide Bank Limited, ABN 54 061 461 550. 169 Pirie Street, Adelaide SA 5000. adelaidebank.com.au

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.

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