

100% Offset Home Loan

	<p>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.</p>	
	Principal & Interest	Interest-Only
	<p>This repayment option 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.</p>	<p>Ideal for investors, this option allows you to have up to 10 years interest-only repayments before principal and interest repayments are required.</p>
Loan Purpose	<p>Use a 100% Offset Home Loan for:</p> <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 • Go-Between bridging finance 	
Interest Rate	<p>Loan</p> <ul style="list-style-type: none"> • Balanced Variable Rate • Balanced Fixed Rates from 1 to 5 years <p>Deposit interest is not paid if the net balance is positive (that is if the offset balance exceeds the amount owed)</p>	
Application Fee	<p>\$395</p> <p>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</p>	
Administration Fee	<p>Nil</p>	
Minimum Loan Amount	<p>\$10,000</p>	
Maximum Loan Amount	<p>No maximum, subject to Lending Criteria and LMI.</p>	
Loan Term	<p>Minimum: 5 years Maximum: 30 years</p>	
Statements Issued	<p>Monthly on the last day of the month.</p>	
Interest Calculated	<p>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.</p>	
Loan to Valuation Ratio	<p>Up to 100%</p>	<p>Up to 90%</p>
Repayment Frequency	<p>Weekly, fortnightly or monthly repayments with payments automatically debited from the offset balance.</p>	<p>Monthly repayments with payments automatically debited from the offset balance.</p>
Voluntary Repayments	<p>Can be made at any time without penalty. Funds can also be transferred from the offset balance to the loan portion via online banking</p>	
Split Loans	<p>Available – You may split your loan with Home Line account, a Balanced Term Loan, a fixed rate term loan or another 100% Offset Home Loan. Additional loan application fee may apply per split.</p>	
Redraw	<p>Available – access amounts transferred to the loan portion (subject to approval). A minimum redraw amount and a redraw fee may apply.</p>	

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Rate Conversion	Convert from a variable rate to a fixed rate at any time. A rate conversion fee is payable.
Transaction Fees	<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: \$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>



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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.

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