

are those over and above the standard repayments as set out in the Schedule to the Loan Contract.

- Without our consent, change the Annual Percentage Rate from a fixed rate to a variable rate.
- Fail to rectify any breach of the Loan Contract within the time limit we specify in a default notice that we serve on you.

The day upon which any of these things happen is called the "break day". The break costs fee is our reasonable estimate of the loss we suffer when any of these things happen. We can only charge the break cost fee when the interest rates current on the break day are less than the fixed rate payable under your contract.

The break cost is calculated by applying the difference between the fixed Annual Percentage Rate and the break rate to any repayment(s) for the balance of the fixed term where;

The balance of the fixed term is in whole months excluding the month in which you make the final repayment.

The fixed Annual Percentage Rate is the annual percentage rate as disclosed in the Schedule.

The break rate is the annual percentage rate for fixed loans we offer at the time, or if we do not offer any, then the annual percentage rate we determine in good faith, in either case less 0.50%



Hunter United

Hunter United Employees' Credit Union Ltd

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# Fees and Charges

## Home Loans

*www.hunterunited.com.au*



Hunter United

Date effective 2/9/2009  
Credit Provider is Hunter United  
Employees' Credit Union Ltd  
ABN 68 087 650 182

## Home Loan Fees and Charges

Fee or Charge	STD Variable	Basic Variable	Package	1 Year Fixed	3 Year Fixed	Bridging Loan	Home Equity
Application Fee (only if approved)	\$250	\$250	Nil	\$300	\$250	\$400	\$250
Monthly Fee	\$5	\$5	Nil	\$5	\$5	As per contract	\$5
Annual Fee	Nil	Nil	\$195	Nil	Nil	Nil	Nil
Loan Establishment Fee (see below)	At cost	At cost	Nil	At cost	At cost	At cost	At cost
Redraw Fee	Nil	\$25 (staff assisted) Free if performed electronically	Nil	Nil	Nil	Nil	Nil
Switch Fee (to 3 Year Fixed)	\$300	\$300	\$300	N/A	N/A	N/A	\$300
Conversion Fee (to Basic Variable)	See below	N/A	N/A	N/A	See break fee	N/A	See below
Deferred Administration Fee	Nil	See below	See below	Nil	Nil	N/A	Nil
Break Fee	N/A	N/A	N/A	See below	See below	N/A	N/A
Discharge Processing Fee	\$57.50	\$57.50	\$57.50	\$57.50	\$57.50	\$57.50	\$57.50

### Loan Establishment Fee

Made up of Legal and Valuation fees, these costs may vary depending on the type and size of the loan and the location of the property. Please see one of our Branch Managers for further information.

### Switch Fee

A "switch fee" of \$300 is payable when refinancing from any other Hunter United Loan to our 3-Year Fixed Rate Home Loan. This fee is in addition to any other early payout fee that may be applicable to your existing loan, and is in addition to the fixed rate loan application fee.

### Conversion Fee to Basic Variable

\$700 (+\$250 application fee) – Only applicable to existing Hunter United mortgage borrowers wishing to convert their existing mortgage loan over to the Basic Variable. If converting to Basic Variable with a minimum of 20% of current balance additional borrowing the conversion fee is \$500 (+\$250 application fee).

### Home Loan Deferred Administration Fee

Applicable if loan repaid in full within the first 4 years.

Calculation = 0.5% of Original Loan Amount

E.g.: Original Loan Amount = \$150,000 then;

Deferred Administration fee = \$150,000 x 0.5% = \$750

### 1 year Fixed Rate Home Loan Early Repayment Fee

If the loan is repaid in full during:

- the initial 1 year fixed rate period, then the following fee will apply; \$300 early repayment fee, plus a break fee may be payable under certain circumstances - refer to "Fixed Rate Home Loan Break Fee"
- the 2nd, 3rd or 4th years of the loan term, then the following fee will apply; 0.5% of the original loan amount e.g.: Original Loan Amount = \$150,000 then; early repayment fee = \$150,000 x 0.5% = \$750

### 3 year Fixed Rate Home Loan Early Repayment Fee

If the loan is repaid in full during:

- the initial 3 year fixed rate period; a break fee may be payable under certain circumstances - refer to "Fixed Rate Home Loan Break Fee"

### Fixed Rate Home Loan Break Fee

A "break fee" is payable if you do any of the following during the fixed rate period of your fixed interest rate home loan;

- Repay the loan
- Make additional repayments exceeding 3% of the original loan amount in any 12-month period. Additional payments