

# Home Loan Fees and Charges

## Upfront Fees

The following fees and charges are those you may incur as a result of the bank setting up your new loan.	Flex	Easy
<p><b>Establishment Fee</b></p> <p>Payable when you apply for a new loan, for us to assess, process and prepare the loan documentation for your home loan. Where an application is for more than one loan (e.g. loan splits), this fee will only be payable once for all Flex Home Loans included in the application.</p>	\$299	\$0
<p><b>Security Processing Fee</b></p> <p>Payable for each property used as security for your loan (excluding properties already mortgaged to us).</p>	\$199	\$199

## Upfront External Fees

The following fees and charges are those you may incur during the loan set up process that are charged by external parties that need to be factored in to your budget.

### Lenders Mortgage Insurance

Insurance offered by an external provider that enables you to buy a home with less than a 20% deposit. This is a fee (or premium) that is paid to the external provider to insure the lender (the bank) against non-payment or default on your home loan and can generally be added on top of your loan amount. If LMI is applicable, your Broker will be able to provide a quote during the application process.

### Mortgage Registration Fee

Payable to the relevant land registries to register our mortgage(s) over the Mortgaged Property.

### Other Registration Fee

Payable to the relevant land registries to register any other documents we lodge for registration with or prior to our mortgage(s) over the Mortgaged Property.

## Ongoing Fees

The following fees and charges are those you may incur throughout the life of your loan.	Flex	Easy
<p><b>Monthly Service Fee</b></p> <p>Payable each calendar month, commencing from the calendar month after the day we first advance any part of the Amount of Credit, until the balance of your Loan Account is repaid in full. This amount is included in your required repayment. Where an application is for more than one loan (e.g. loan splits), this fee is payable per loan account.</p>	\$15	\$0

## Miscellaneous Fees

The following fees and charges may be applicable to your loan depending on the type of loan you have set up and requests you make of the bank over the life of the loan.

<p><b>Bank Cheque Fee</b></p> <p>Payable each time we draw a bank cheque in connection with your Home Loan:</p> <ul style="list-style-type: none"> <li>· When we draw a bank cheque as part of advancing any Amount of Credit, this fee will be paid by being deducted from the Amount of Credit (unless we agree otherwise with you); and</li> <li>· Otherwise, this fee will be debited to your Loan Account when we issue the bank cheque and is payable after that as part of your Loan Account balance.</li> </ul>	<p>\$10</p>
<p><b>Online Redraw Fee</b></p> <p>Payable each time we agree to a redraw request you make through Bendigo e-banking.</p>	<p>\$0</p>
<p><b>Manual Redraw Fee</b></p> <p>Payable each time we agree to a redraw request you make otherwise than through Bendigo e-banking.</p>	<p>\$0</p>
<p><b>Duplicate Fee<sup>1</sup></b></p> <p>Payable each time we provide you with a copy of any document we have already provided to you at your request including any statement of account.</p>	<p>\$16.50</p>
<p><b>Default Fee<sup>1</sup></b></p> <p>Payable each time you are in default. If you are in default because you did not make a repayment when due, the fee will only become payable if the overdue amount is \$100 or more. Once payable, the fee continues to be payable every 30 days until you remedy your default.</p>	<p>\$35</p>
<p><b>Variation Fee</b></p> <p>Payable each time we:</p> <ul style="list-style-type: none"> <li>· agree to the following types of changes, at your request, after you have entered into your Contract: <ul style="list-style-type: none"> <li>- increase the Amount of Credit under your Contract to provide for a further advance;</li> <li>- change your repayments to increase or decrease the period over which your Home Loan will be repaid (the term of your Home Loan);</li> <li>- change the Mortgaged Property that secures your Home Loan;</li> <li>- change the amount of your required repayments from Principal and Interest Repayments to Interest Only Repayments, or extend any period during which you are only required to make Interest Only Repayments; or</li> <li>- split your Home Loan into more than one Home Loan across more than one Loan Account.</li> </ul> </li> <li>· consent to a mortgage or other security interest in any Mortgaged Property in favour of another person,</li> <li>· agree to enter into a deed or agreement of priority in relation to any Mortgaged Property, or</li> <li>· consent to any other dealing with any Mortgaged Property for which you require our consent (including any subdivision or consolidation).</li> </ul>	<p>\$250</p>
<p><b>Discharge Administration Fee</b></p> <p>Payable:</p> <ul style="list-style-type: none"> <li>· each time we provide a partial or full discharge or release of mortgage or security interest in respect of any Mortgaged Property; and</li> <li>· when you repay your Loan Account balance in full.</li> </ul>	<p>\$350</p>

### Break Cost Fee<sup>2</sup>

Payable each time any of the following Break Events occur during a Fixed Rate Period:

- at your request, we agree to change the Annual Percentage Rate under your Contract;
- you repay your Loan Account balance in full; or
- you make an additional repayment (by repaying more than your required repayments under your Contract) where the total of all additional repayments you have made since the start of the Fixed Rate Period or, if later, the anniversary of that date, that exceeds \$20,000.00.

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## Miscellaneous External Fees

The following fees and costs are charged by external parties and may be applicable to your loan depending on the type of loan you have set up and requests you make of the bank over the life of the loan.

### Subsequent Valuation Fee

Payable each time we obtain a valuation for any Mortgaged Property when you are in default or when we are considering a request from you for a change, consent or discharge of or relating to your Contract and/or a Mortgaged Property.

### Consent or Production Fee

Payable if we are required to pay the holder of a security interest in any Mortgaged Property to obtain their consent or for them to produce any title or other document(s) necessary for us to register our mortgage(s) or security interest(s) over the Mortgaged Property.

### Solicitor Fees & Disbursements

Payable if we engage a solicitor or agent to act for us in connection with a change, consent or discharge of or relating to your Contract and/or a Mortgaged Property.

### Discharge of Mortgage Registration Fee

Payable if we provide or lodge a discharge or release of mortgage in respect of any Mortgaged Property for registration with the relevant land registry.

**Things You Should Know:** <sup>1</sup>This fee will not be charged where the bank is notified that all borrowers to the loan are deceased. <sup>2</sup>A Break Cost Fee is only charged where we estimate we have suffered a loss as a result of the break event due to differences in interest rates using the formula. The formula can be supplied upon request. Flex Home Loans & Easy Home Loans are only available through Bendigo Bank accredited mortgage brokers. Fees will continue to be charged where a service is performed. Please be aware this is a guide to the most common fees charged. A full description of fees that may be incurred during your loan term will be detailed within the loan contract. Bendigo and Adelaide Bank Limited ABN 11 068 049 178. Australian Credit Licence 237879. (1781326-1991240) (05/24) FC001 V2 01/05/2024