

# Home loans made easy



  
SUNCORP  
BANK

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# Your own Home Loan Specialist

Whether you're buying, building, renovating, investing or refinancing, it's good to have someone you can turn to for a helping hand; someone to answer questions and help you through the home loan process, from application to settlement.

That's why Suncorp Bank has Home Loan Specialists – giving you a dedicated point of contact for all your home loan needs. To get in touch, call 13 11 75, visit your local branch or go to [suncorpbank.com.au](http://suncorpbank.com.au).

References to Suncorp Bank in this brochure means Suncorp-Metway Ltd  
ABN 66 010 831 722, Australian Credit Licence 229882.

# Suncorp Bank

## The best of both worlds

When it comes to finding the right home loan, do you opt for the capability of a big bank or the personal service of a small bank?

With Suncorp Bank, you can enjoy both. We've been offering strength and stability with a personal touch for well over 100 years – helping people from all walks of life build and protect their dreams.

Our expertise goes well beyond home loans, as Suncorp Bank can also provide products and services to meet all your banking needs.

This brochure is an introduction to your home loan options. It provides an overview of the simple steps to securing a Suncorp Bank Home Loan and explains in easy terms everything you'll need along the way.

We are here to help explain your home loan options in easy terms.

# Your home loan options

Whether you're buying, building, renovating, investing or refinancing, we have a home loan to meet your individual needs.

## Variable Rate

### Standard Variable Rate

The interest rate of a Standard Variable home loan may change during the loan term – so when interest rates change, so do your repayments. The rate is set by Suncorp Bank, taking into account a number of factors including the economic climate, the home loan market, funding costs, government policy and the official Reserve Bank of Australia cash rate. This loan includes a range of features such as a Cashback<sup>1</sup> option, an Offset facility<sup>2</sup> and the option to split<sup>3</sup> the loan between fixed and variable interest rates.

### You might choose this option if:

A Standard Variable Rate home loan is appropriate for many people. It features flexibility to make extra repayments or pay off the loan early<sup>4</sup>.

1. You need to apply for Cashback, which is available subject to conditions. A Cashback fee may be charged. External transfers cannot be performed using online Cashback.
2. A Mortgage Offset Fee applies to link the 100% home loan Offset Facility to your home loan. This fee is charged to your linked loan account.
3. Split your loan into two loans, one fixed rate and the other variable rate, in a proportion of your choice (e.g. 75% fixed rate loan and 25% variable rate loan). At the end of any fixed rate period, the fixed rate loan automatically reverts to the standard variable rate or you can apply to fix the interest rate again for that loan. Variation fees apply.
4. Fees may apply to early payout of your home loan facility.

## Back to Basics home loan

This loan operates largely in the same way as our Standard Variable Rate home loan but has slightly less features (no home loan offset and more restricted access to Cashback<sup>1</sup>). Compensating for this is a reduced interest rate and no monthly account keeping fee.

### You might choose this option if:

This loan may appeal to budget-conscious borrowers, in particular first home owners, who don't need all the flexibility of our Standard Variable Rate home loan but want a very competitive interest rate.

A variable rate gives you the flexibility to make extra repayments.

## Fixed Rate

Your home loan interest is fixed for a period of one, two, three or five years. You then have the option to continue with a new fixed rate period, change to a Variable Rate home loan, or split your loan between fixed and variable interest rates.

### You might choose this option if:

You like to know exactly how much you need to budget for mortgage repayments. A Fixed Rate home loan provides the security of a guaranteed interest rate, so you don't have to worry about rising interest rates within your fixed period.

## Line of Credit

### Access Equity

This all-in-one option allows you to use equity in your property to invest in other assets, such as shares, property and managed funds. Money can be withdrawn up to the facility limit at any time – in this way a line of credit loan is similar to an overdraft facility.

### You might choose this option if:

You have good equity in your property and are looking for repayment flexibility.

## Package Option

### Home Package Plus

A home loan package that allows you to choose from a range of competitive home loan options and provides flexibility to include multiple home loans. It offers savings on loan establishment fees and account keeping fees, and provides discounts and benefits on other products and services.

### You might choose this option if:

You want a complete banking solution that offers multiple home loan options plus cost savings on other banking and insurance products.

A fixed rate makes it easier to budget repayments, and protects you from rising interest rates.

# Other home loan considerations

There's lots to consider when getting a home loan, read on to see how else we can help.

## Deposit Kick Start

This option enables you to use the equity in the home of a family member or friend towards the purchase of your new owner-occupied home – to help kick start your dream. Borrow up to 110% of the confirmed value of the purchase property, without incurring the cost of Lenders Mortgage Insurance, potentially saving you thousands of dollars.

## Low Deposit Option with 5% Genuine Savings

This option enables you to borrow up to 95% of the property's confirmed value, and is available to owner-occupiers. If the loan to value ratio is 90% or greater, you will be asked to demonstrate a genuine savings record for a minimum 5% and an ability to complete the home purchase (including covering all fees and duties).

## First Home Owner Grant

Are you buying your first property? If so, you may be eligible for the Government's First Home Owner Grant (FHOG). We can make it easy for you by processing the grant application with your Suncorp Bank home loan.

We offer a range of home loan solutions to suit your individual needs.

## Split Home Loan

Do you want the option to split your loan between fixed and variable interest rates? A Split home loan gives you the option to split your loan into two loans, so you can 'lock in' the interest rate on one loan by selecting a fixed rate, and enjoy the flexibility to make extra repayments by keeping the other loan on a variable rate. For example, you may choose to lock 25% of your loan amount into a fixed rate loan, and the remaining 75% into a variable rate loan.

## Lenders Mortgage Insurance

Will Lenders Mortgage Insurance be required? If you are borrowing more than 80% of the value of a property, you will be required to pay Lenders Mortgage Insurance. This is a one-off payment and can be financed into the loan. Lenders Mortgage Insurance protects Suncorp Bank against loss in the event of a forced sale of a mortgaged property. It does not insure you but does make it possible for you to buy a home with a smaller deposit.

Not sure which one's right for you?  
Just talk to us.

# Home loans at a glance

It's important to choose a home loan with features and benefits that suit your individual needs. Our Home Loan Specialists can assist you with this and ensure you're informed of any fees and charges associated with the features you intend to use. You can then assess the savings you could make against any associated costs.

Compare Suncorp Bank home loan options	Variable Rate Loans		Fixed Rate Loans	Line of Credit
	Standard Variable	Back to Basics	Fixed Rate	Access Equity
Ability to make lump sum or extra repayments	✓	✓	✓	✓
100% home loan Offset Facility <sup>2</sup>	✓	✗	✗	n/a
Cashback <sup>3</sup> The ability to redraw additional repayments	✓	✓	✗	n/a
The choice of interest only repayments <sup>4</sup>	✓	✓	✓	n/a
Ability to split <sup>5</sup> the loan into a variable and fixed component	✓	✓	✓	✓
Ability to add additional funds <sup>6</sup> to the loan value	✓	✓	✗	✓
Access to Phone and Internet Banking	✓	✓	✓	✓
Various home loan repayment options and ability to set up automatic repayments	✓	✓	✓	✓
Ability to include in a Package	✓	✗	✓	✓

- For Fixed Rate home loan, an Early Payment Interest Adjustment (EPIA) applies if more than the prepayment allowance (currently \$500 per month) is paid in excess of the agreed monthly repayment. The EPIA also applies if the loan is repaid in full or the agreed fixed rate period is broken for any reason. EPIA applies to the whole amount prepaid. For more information on EPIA ask in branch for our EPIA brochure.
- A Mortgage Offset Fee applies to link the 100% home loan Offset Facility to your home loan. This fee is charged to your linked loan account.
- You need to apply for Cashback, which is available subject to conditions specified in the contract. Please read those conditions carefully. A Cashback fee may be charged. External transfers cannot be performed using online Cashback.
- A maximum period of five years interest only repayments applies and is subject to you satisfying applicable Bank criteria.
- Split your loan into two loans, one fixed rate loan and one variable rate loan in a proportion of your choice (e.g. 75% fixed and 25% variable). At the end of any fixed rate period, the fixed loan automatically reverts to the standard variable rate or you can apply to fix the interest rate again. Variation fees apply.
- An Additional Loan is available (subject to satisfying our credit requirements) and fees and conditions may apply.

Pull out the page to see how we can help you every step of the way.



## We'll help you every step of the way

Although everyone follows the same steps to secure a home loan, how you go about it is entirely up to you. If you want to get things moving, you may wish to complete the first three steps in one sitting. If you want to take it easy, you're free to take each step as it comes. Whichever way you choose, we'll be there to help you every step of the way.

Pull out the page to see how we can help you every step of the way.

## Step 1

### Information, gathering and preparation

The key to a smooth approval process is preparation – so it's important to give some prior thought to your individual circumstances, such as:

- Your finances and commitments
- How much you've saved for a deposit
- Loan features that appeal to you e.g. flexibility, access
- Your current and future lifestyle requirements.

You'll find a host of useful resources, such as Home Loan Calculators and Frequently Asked Questions, at [suncorpbank.com.au](http://suncorpbank.com.au). Our Home Loan Specialists can also assist with any questions.

Please call 13 11 75, visit your local branch or, if you prefer, a Mobile Home Loan Specialist could come to you.

## Step 2

### Conversation with a Home Loan Specialist

It's now time to discuss your home loan requirements and objectives with a Home Loan Specialist.

This step is an opportunity to discuss:

- Your ability to comfortably make loan repayments – we'll consider a range of factors including income, expenses and liabilities, and any foreseeable changes to your financial circumstances
- Purpose for the loan
- Loan types, features, costs and risks
- Your future needs
- The information and documentation you are required to provide.

Turn the page to see steps 3 to 6. >

## Step 3

### Application

This is where you, together with your Home Loan Specialist, complete, sign and date the home loan application form and submit all necessary supporting documents for approval.

## Step 4

### Approvals

Once we receive your application and all required documentation, we will verify the information provided (to ensure it meets our credit policy and requirements) and undertake a credit check. We will also confirm any conditions on the loan, and, if necessary, undertake a valuation on the property and conduct any title searches.

Your Home Loan Specialist will advise of any additional information required – such as from your solicitor or other financial institutions.

When formally approved, you will receive a call from your Home Loan Specialist.

## Step 5

### Documentation

This is when the home loan contract is issued. We recommend that you check all your home loan documentation thoroughly, before signing, dating and returning it to us in the pre-addressed, postage paid envelope. Check that everything is signed correctly. The signed documents should be returned to Suncorp Bank as soon as possible to avoid delays.

## Step 6

### Settlement

Once all our requirements are met, the loan funds will become available to you. You or your solicitor will need to make arrangements for any settlement with Suncorp Bank.

This will include advising Suncorp Bank of the cheque details, such as the amounts and to whom they need to be made out, at least three days prior to settlement for purchases and on the day of settlement for refinances. On the day we advance the loan funds, we debit your loan account. In the case of a purchase, the real estate agent will be instructed by the seller to give you the keys to the property following settlement. We'll usually give you a courtesy call to check that everything is in order.

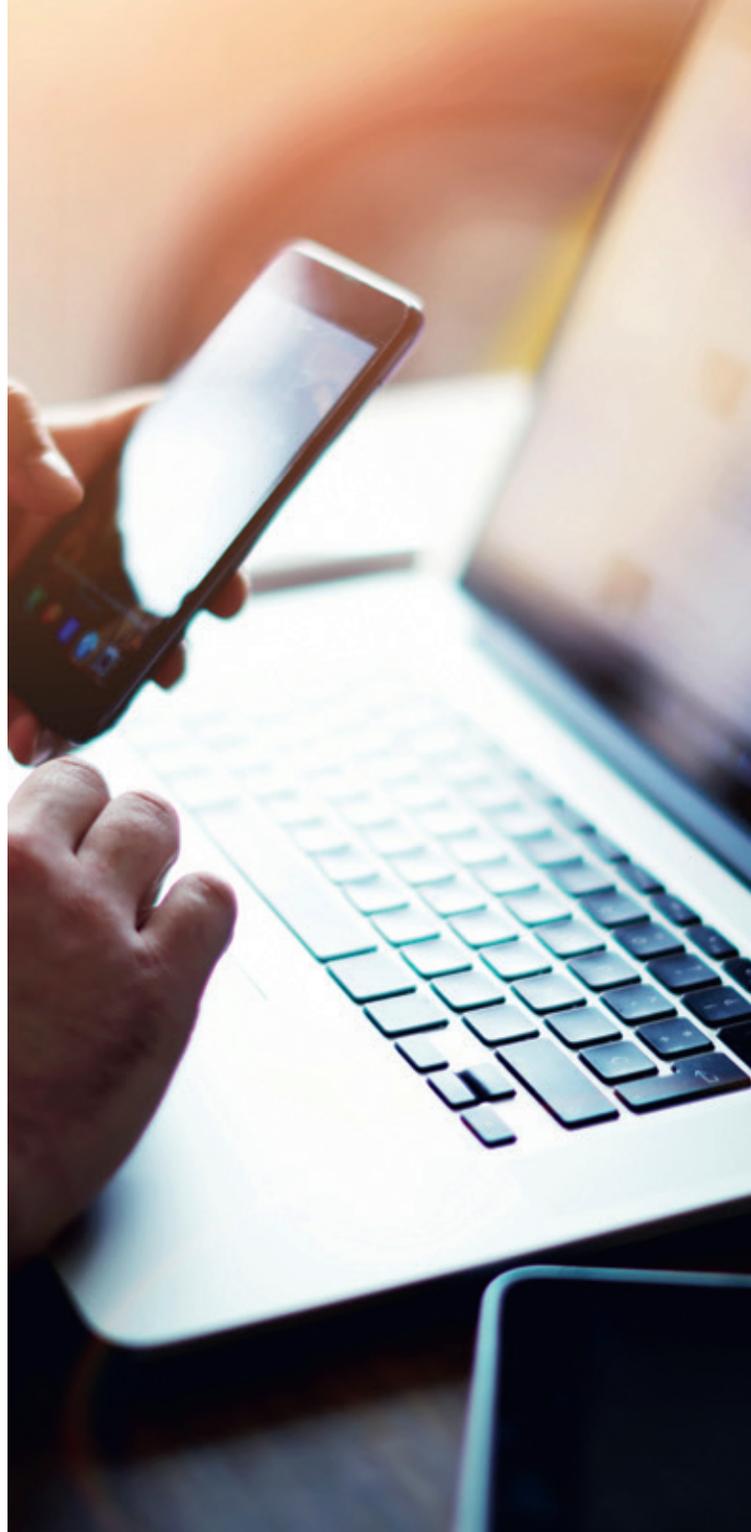
**Congratulations!**

## Next steps

Your next step is to speak with a Suncorp Bank Home Loan Specialist to discuss your loan needs. To get in touch, call 13 11 75, visit your local branch, or if you prefer, a Mobile Home Loan Specialist can come to you. Of course, you can also visit us online at [suncorpbank.com.au](http://suncorpbank.com.au) to find out more about our home loans.

Get in touch with us.

We look forward to speaking with you.





Contact us for more information,  
or to arrange an appointment:



[suncorpbank.com.au](https://suncorpbank.com.au)



Call 13 11 75



**Make an appointment with a  
Home Loan Specialist at your  
local branch or one of our  
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