

Interest rates effective 01 April 2019

**Description :**

The Retirees Access Home Loan is a variable rate reverse mortgage loan specifically designed to assist those who have reached, or are nearing, retirement age and own their home.

You are able to borrow against the equity in your home and the balance of the loan is paid by your estate or when the property is vacated or sold. This is a very specific type of loan and special conditions apply.

We recommend that applicants discuss their intentions with their family and also investigate if the Loan may impact on any Government support payments, entitlements or other benefits.

Applicants must obtain independent financial advice and legal advice before taking out this loan.

**Interest rate and Comparison rate:**

Owner Occupied			
Principal & Interest		Interest Only	
Interest Rate	Comparison Rate	Interest Rate	Comparison Rate
6.22 % p.a. <sup>1</sup>	N/A	N/A	N/A

**Features & benefits :**

- ✓ Enables retired or semi retired people to access the equity in their home
- ✓ You can borrow up to 40% of the value of your property, or \$400,000 (whichever is lesser) depending on your age and the value of the property
- ✓ Receive the funds in one lump sum and use the money for any purpose
- ✓ Enables borrowers to remain in their home while being able to maintain a more comfortable lifestyle in retirement

**Minimum loan :**

No minimum loan amount

**Maximum loan :**

The maximum amount available to borrow is assessed on the age of the youngest borrower and the loan to value ratio.

The value of the property is assessed and then based on the valuation the borrower may be eligible for the following amounts:

- Age 60-64: Lower of \$200,000 or 15% of value of property
- Age 65-69: Lower of \$250,000 or 20% of value of property
- Age 70-74: Lower of \$300,000 or 25% of value of property
- Age 75-80: Lower of \$350,000 or 35% of value of property
- Age 80+ : Lower of \$400,000 or 40% of value of property

**No negative equity :**

Borrowers' estate or its beneficiaries will not be liable for any residual debt following the sale of the property, provided the terms and conditions of the loan have been met.

**Maximum loan term :**

No term. Payable on death of member or on vacating or sale of the property.

**Interest :**

Calculated daily, debited monthly

**Repayment type :**

No set periodic repayments. However you are free to make voluntary payments at any time at no extra cost.

**Extra repayments :**

Unlimited

**Tenancy protection :**

No

**Redraw facility :**

Yes<sup>2</sup>

**Statements :**

Quarterly

**Limited amount payable :**

You or your estate cannot end up owing more than the value of the mortgaged property provided the terms and conditions of this loan have been met.

**Loan preparation fees :**

Refer to Fees & Charges brochure for current fees applicable

**Increase/top up loan :**

Yes, if under \$50,000 or 20% of the valuation of the property

Eligibility criteria, terms & conditions and fees & charges apply. Borrowers' estate or its beneficiaries will not be liable for any residual debt following the sale of the property, provided the terms and conditions of the loan have been met.

<sup>1</sup> Interest rate available on new loans only from 1 April 2019

<sup>2</sup> Minimum redraw amount of \$100 and \$30 service fee applies.