

# SmartFit Home Loan



AdelaideBank

We've been delivering prosperity and home-ownership to generations of Australians for over 150 years.

Our product offering is simple, reliable, and good value. Our service is exceptional, award-winning, and personal.

To learn more about the products and service Adelaide Bank offers, speak with your broker or visit [adelaidebank.com.au](http://adelaidebank.com.au)

SmartFit puts you in control. This fully featured home loan combines a competitive variable rate, 100% offset, free redraw, additional repayments without penalty, and a choice of Principal and Interest or Interest Only repayments.

## Product overview

<b>Loan purpose</b>	<ul style="list-style-type: none"><li>• For the purchase or refinance of an owner occupied or investment property</li><li>• A home equity loan for investment or personal purposes</li><li>• Debt consolidation</li><li>• Go-between bridging finance</li><li>• Construction</li></ul>
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<b>Eligibility</b>	<b>For individual or joint borrowers</b> (Not available for companies, trusts, family pledge, self-employed less than 2 years, overseas or non-permanent Australian resident applicants)
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## Key benefits

<b>Interest rate</b>	<b>Competitive owner occupied and investment variable interest rates</b>
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<b>Repayment Type</b>	<b>Choose between Principal and Interest and Interest Only repayments</b> Interest Only is available for up to 5 years for Owner Occupied and Investment.
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<b>100% offset account</b>	<b>100% offset account. No maximum deposit to offset balance.</b> (If the balance of your offset account is higher than the balance of your loan account, credit interest will not be paid)
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<b>Voluntary repayments</b>	<b>Early or additional repayments can be made at any time without penalty</b>
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<b>Redraw</b>	<b>FREE online redraw</b>
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## Product specifics

**Loan terms** 5-30 year terms

**Loan amounts**

- Minimum \$10,000
- Maximum varies according to LMI provider

**Number of mortgages** No second mortgages

**Interest calculated** Interest is calculated daily on the net closing balance of the loan (i.e. that is the amount owed less the offset balance) and is charged monthly

**Fees**

- Standard application fee \$299
- Settlement fee \$199
- Administration fee \$15 monthly

(Additional fees are payable if you have more than one security, require guarantor support, construction or taking a Go-Between bridging finance option.)

**Loan to value ratio (LVR)**

- Up to 95%\* Owner Occupied - Principal and Interest
- Up to 80%\* Owner Occupied - Interest Only
- Up to 90%\* Residential Investment - Principal and Interest (including LMI)
- Up to 80%\* Residential Investment - Interest Only
- Up to 90%\* Interest Only Construction (Interest Only for first 12 months)

\*LVRs are subject to LMI approval, location and loan purpose

## Other features

**Repayment frequency**

- Weekly, fortnightly or monthly (Principal and Interest)
- Monthly (Interest Only)

(Payments automatically debited from offset balance)

**Split loans** Available. Split your loan into more than one portion.

**Credit increases** Available  
(Minimum credit increase amount \$10,000)

**Rate conversion** FREE to convert to a SmartFix fixed rate loan at any time

**Transaction fees**

Transact on your offset balance for FREE with any of the following transaction types

- EFTPOS transactions
- Bendigo Bank ATM<sup>3</sup> withdrawals
- Bendigo Bank ATM transfers
- Bank@Post withdrawals<sup>2</sup>
- Cash or Cheque deposits
- Internal standing orders
- Online/Telephone banking transfers
- BPAY<sup>® 1</sup>
- Anypay payments
- Direct debits

**Fee applies to:**

- Bank@Post withdrawals – \$4
- Over the counter withdrawals and transfers – \$2

Other fees apply

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3 Bendigo Bank ATM or an ATM that forms a part of a Bendigo Bank shared ATM network