

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.

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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

Loan purpose	<ul style="list-style-type: none">• For the purchase or refinance of an owner occupied or investment property• A home equity loan for investment or personal purposes• Debt consolidation• Construction• Bridging
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Eligibility	For individual or joint borrowers (Not available for companies, trusts, family pledge, self-employed less than 12 months, overseas or non-permanent Australian resident applicants)
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Key benefits

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

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Product specifics	
Loan terms	5-30 year terms
Loan amounts	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Standard application fee \$299^ Settlement fee \$199^ Administration fee \$15 monthly <p>(Additional fees are payable if you have more than one security, require guarantor support, construction or taking a Go-Between bridging finance option.)</p> <p>^Application & Settlement Fee waived for Owner Occupied Principal & Interest Home Loans.</p>
Loan to value ratio (LVR)	<ul style="list-style-type: none"> Up to 95%* Owner Occupied - Principal and Interest Up to 90%* Owner Occupied - Interest Only Up to 90%* Residential Investment - Principal and Interest (including LMI) Up to 90%* Residential Investment - Interest Only Up to 90%* Interest Only Construction (Interest Only option of 12 or 24 months) <p>*LVRs are subject to LMI approval, location and loan purpose</p>
Other features	
Repayment frequency	<ul style="list-style-type: none"> Weekly, fortnightly or monthly (Principal and Interest) Monthly (Interest Only) <p>(Payments automatically debited from offset balance)</p>
Product split	Available. Split your loan into more than one portion.
Principal increases	<p>Available</p> <p>(Minimum principal increase amount \$10,000)</p>
Rate conversion	FREE to convert to a SmartFix fixed rate loan at any time
Transaction fees	<p>Transact on your offset balance for FREE with any of the following transaction types</p> <ul style="list-style-type: none"> EFTPOS transactions Bendigo Bank ATM³ withdrawals Bendigo Bank ATM transfers Bank@Post withdrawals² Cash or Cheque deposits Internal standing orders Online banking transfers BPAY@¹ Anypay payments Direct debits <p>Fee applies to:</p> <ul style="list-style-type: none"> Bank@Post withdrawals – \$4 Over the counter withdrawals and transfers – \$2 <p>Other fees apply</p> <p>1 @ Registered to BPAY Pty Ltd ABN 69 079 137 518</p> <p>2 Bank@PostTM and its device are trade marks (registered or otherwise) of the Australian Postal Corporation. All rights reserved</p> <p>3 Bendigo Bank ATM or an ATM that forms a part of a Bendigo Bank shared ATM network</p>

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 Full details of terms & conditions available on application. (2050156-2049869) (09/24)