

Facts for mortgage loans

Fees and Charges

Effective: 7 December 2009

Getting started

Below is an explanation of fees and charges, which you may be asked to pay during the course of obtaining your loan. Some of these fees are for services we provide and some are fees that we collect on behalf of others, such as solicitors and Government agencies.

Establishment Fee

Establishing a loan is an involved process and requires the expertise of trained staff to assess the loan application, create detailed documentation, coordinate settlement, and register the mortgage. For this reason an Establishment Fee will apply to most home loans and an Application Fee will apply to a Top Up.

What will the cost be?	
Premium Plus Package	Nil
Premium Variable Home Loan	Nil
Real Options Home Loan	\$400
Real Equity Line of Credit	\$400
Real Deal Home Loan	\$400
Intro Rate Home Loan	\$400
Fixed Rate Home Loans	\$400
Interest Only in Advance	\$400
Bridging Loan	\$600
Top Up (increase borrowing against an existing security)	\$150 plus valuation

Valuation and Inspection fees

When assessing your application it may be necessary for us to value a property that is being used as security for the loan. A qualified valuer will be required to complete the valuation. If you are building, we may require inspections at various stages of the building process before we allow further progress payments. For all properties, the fee will be set by negotiation depending on the particular property. Generally, Newcastle Permanent will pay the cost of up to one valuation when you establish your loan. However if subsequent valuations are required valuation fees may be payable.



Lender's Mortgage Insurance

Lender's Mortgage Insurance (also known as Mortgage Default Insurance) protects Newcastle Permanent against any potential loss we may incur if you fail to meet the minimum loan repayments and we are left with no other option than to take possession of your property and exercise our right of sale.

We will generally only require Lender's Mortgage Insurance where the loan amount exceeds 80% of our valuation of the security property.

Lender's Mortgage Insurance is charged by the insurer and will vary depending on the particulars of the loan application. We will charge you what the insurer charges us.



Society Cheque fee

If we are required to issue cheques to payees specified by your solicitor to effect settlement, we may charge a Society Cheque fee or Electronic transfer fee to your loan account.

What will the cost be?	
Society Cheque fee – NPBS cheque only	\$4 per cheque
Electronic transfer fee	\$30 per transfer

Legal fees

There may be legal and other documentation costs associated with your loan such as fees for searches, registration, stamping or remote settlement. In addition, Government charges including stamp duty, Land and Property Information Office and Registrar General's fees may be collected by us on behalf of the State Government.

During the course of your loan

Administration Fee (Facility Fee)

The majority of our loans do not have an Administration Fee. Loans that do have an Administration Fee usually offer extra benefits or features such as an offset facility or transactional access. The fee will be applied to your loan account at the end of each month and on the date of full repayment, except for Premium Plus Package where the fee is applied on the establishment of the loan and each annual anniversary thereafter.

What will the cost be?	
Real Deal Home Loan Intro Rate Home Loan Real Options Home Loan Fixed Rate Home Loans Interest Only in Advance Home Loan Bridging Loan	Nil
Real Equity Line of Credit	\$7/month
Premium Variable Home Loan	\$7/month
Premium Plus Package	\$300/year

Substitution of security

Where you require that we vary the security we hold for a loan, a fee will apply.

Substitution of Security fee	\$300 plus valuation
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Production fee

A Production fee is payable to us whenever we produce a document to any Government land registry. We charge you what our solicitors charge us to produce the document.

Default administration fee

This fee only applies if you fall behind in your loan repayments or you do not make your full minimum repayment.

You can avoid incurring this fee by:

- ✦ ensuring you have enough funds in your account to cover your automatic loan repayment.
- ✦ keeping your loan in advance.
- ✦ making your loan repayment on time.

What will the cost be?

Where one payment or less is in arrears	\$35 at the end of each relevant month
Where more than one payment is in arrears	\$50 at the end of each relevant month

Redraw fee

If we allow you to redraw money you have prepaid on your loan, a Redraw fee is payable. This fee does not apply to Real Equity facilities and redraws are not available on our Fixed Rate Home Loans.

What will the cost be?

Processed through a branch – All applicable loans	\$35 each redraw
Processed through Internet Banking – All applicable loans	\$10 each redraw

Document fee

If you ask us to provide a copy of any statement or document we will charge you a fee.

What will the cost be?	
Per document	\$10

Dishonour fee

If you ask us to take a payment, either direct debit or salary deduction and you do not have enough funds to cover this payment, you will be charged a fee.

What will the cost be?	
Per dishonour	\$17.50

Conversion fee

If you change from one loan type or rate to another you will be charged a fee. This fee is payable on or before the date the variation takes effect. A break cost may also apply if you are converting from a Fixed Rate Home Loan before the end of the fixed period.

The following table illustrates applicable conversion fees:

	Loans approved as an Intro Rate Home Loan when converting the loan within 2 years after the settlement date	All other loans
Conversion fee	\$1,000	\$300

Finalising your loan

Repaying your loan

When you repay your loan in full, your mortgage will generally be discharged and the title deeds returned to you. If Newcastle Permanent Building Society incurs any costs when doing this, the costs will be passed onto you.

Settlement fee

A settlement fee is payable to us when you require us to produce title deeds at settlement when you repay your loan in full. We charge you what our solicitors charge us to produce the title deeds.

Early repayment fee

If you repay your loan within the first 4 years, an early repayment fee may be charged. On some loans it will be charged if you repay more than \$25,000 in a calendar year.

The early repayment fee will be:

✦ Investment Loans

Base fee of \$250 plus 3 months interest on the full loan amount at the annual percentage rate that applies to your loan on the day you repay. The minimum early repayment fee is \$600.

✦ Owner Occupied Loans

When repaid	Early repayment fee
Year 1	\$1,500
Year 2	\$1,200
Year 3	\$900
Year 4	\$600

Break costs

If you fully repay a fixed rate loan during the fixed rate period, or make additional repayments to a fixed rate loan in excess of \$25,000 above your minimum repayment within any one year, you will be charged break costs.

✧ **Fixed Rate Owner Occupied Loans**

For Fixed Rate Owner Occupied Loans we calculate the break costs as being the excess (subject to a minimum base fee detailed in your loan agreement schedule) of:

(a) the present value of the repayments we would have received from the time of the break, up to the end of the fixed rate period, current at the time of the break if the fixed rate period had not been broken

over

(b) the present value of the repayments we would receive from the time of the break if the total amount owing at the time of the break was repaid on the same terms as under the agreement, from the time of the break, up to the end of the fixed rate period current at the time of the break but at the 'current market rate'. The 'current market rate' is the approximate interest rate at which we could lend that amount for that period at the time of the break.

We use the current market rate as the discount rate.

✧ **Fixed Rate Investment Loans**

Base fee of \$250 plus 3 months interest on the full amount of credit at the annual percentage rate that applies to your loan on the day you repay. The minimum break cost fee is \$600.

Don't hesitate to contact our friendly staff for more details or further explanations.

Estimate of Fees and Charges to establish your mortgage loan

Newcastle Permanent Home Loan charges

Establishment Fee	\$
Valuation Fee	\$
Inspection Fees	\$
Total Society Costs	\$

Other expenses (normally paid to your solicitor)

Legal Fees	\$
Stamp Duty	\$
Title Search	\$
Council Certificate	\$
Building and Pest Report	\$

Registration fees

Discharge of Mortgage (for each mortgage to be discharged)	\$
Transfer (for each property that needs to be transferred to your name)	\$
Mortgage (for each mortgage)	\$

Strata units

Copy of Strata Plan	\$
S109 Certificate	\$

Total other costs	\$
TOTAL COSTS	\$

Lender's Mortgage Insurance if applicable (which will be added to your loan amount)	\$
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Here's some more information for you: This brochure lists the standard fees and charges that may apply to Newcastle Permanent Building Society Limited mortgage loan accounts. The standard fees and charges detailed in this brochure apply to personal members who borrow from Newcastle Permanent Building Society Limited entirely for their personal use. By reading this brochure you will be able to identify which fees might apply to you. Full Terms and Conditions are available on request.

Fees listed in this brochure are those applicable at 7 December 2009. Newcastle Permanent Building Society Limited reserves the right to vary the fees and charges shown in this brochure.

The fees and charges set out in this brochure are subject to change without notice. They are based on a standard loan and may vary depending on your individual circumstances. The fees and charges may be higher if your loan is more complex, for example, where there are multiple securities or guarantors. Applications for finance are subject to approval.

You should also be aware that there may be other costs unrelated to the loan or Newcastle Permanent Building Society that you may incur if you are buying a property. These costs may include stamp duty and legal costs for conveyancing. You should obtain a quote for these costs from your solicitor.

In this brochure "Newcastle Permanent" or "NPBS" or "we" or "us" or "our" means Newcastle Permanent Building Society Limited
ABN 96 087 651 992.

Drop into your local
branch, visit the website
or call 13 19 87

newcastlepermanent.com.au

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