

# LENDING SCHEDULE OF FEES

## APPLICATION FEES

Payable to cover the costs incurred in establishing your loan facility/ies and is payable on the loan/s funding date. Other fees and charges may apply, as detailed in this Schedule or documents referred to in it.

### Home Loans

<b>Application fee</b> (not including Bridging Loans)	\$600
<b>NOTE:</b> This fee does not apply to Discount Variable and Home Advantage home loans	
<b>Bridging Loan Application fee</b>	\$900
<b>Further advance application fee</b>	\$7.50 per \$1,000 applied Minimum fee \$400.

Payable if you apply for a further advance on your home loan

**NOTE:** This does not apply to Discount Variable and Home Advantage home loans

### Personal Loans

<b>Application fee</b>	\$250
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## ONGOING FEES

### Home Loans

<b>Administration fee</b>	\$8
Payable monthly during the term of the home loan	
<b>NOTE:</b> This applies to Standard Variable and Standard Fixed Rate home loans only that do not meet the Home Advantage Package eligibility criteria.	
<b>Package Annual Fee</b>	\$350
Payable annually at your option if you wish to meet the Home Advantage Package eligibility criteria via your linked Heritage Credit Card	
<b>Construction Loan Instalment fee</b>	\$50
Payable for each instalment paid on a build loan	

### Personal Loans

<b>Administration Fee</b>	\$5
<b>(does not apply for new loan applications from 1 August 2023)</b>	
Payable monthly during the term of the personal loan	

## OTHER FEES

### Home Loans

<b>Fixed Rate Guarantee fee</b>	0.15% of the loan amount
Payable if the Rate Guarantee option is chosen and applied to a Fixed Rate home loan	
<b>Guarantor fee</b>	\$200
Payable for having a guarantor listed as security on your loan.	
<b>Trust/Company Document Examination fee</b>	\$250
Payable on application for trust/company structures	
<b>Settlement fee</b>	\$210
Payable for processing and administration costs associated with the settlement of a new home loan. This fee is charged per loan, and on each loan split.	
<b>Loan finalisation fee</b>	\$345
Payable when you pay out and close your home loan.	

### Applicable to Home Loans and Personal Loans

<b>Default fee</b>	\$30
Payable on the last day of any month during which there is an amount overdue for payment.	
<b>Enforcement fee</b>	\$20
Payable if we make good on a default under a security by performing a financial obligation (such as payment of an insurance premium or rates).	
<b>Telegraphic transfer fee (PEXA settlements)</b>	\$35 per transfer
Payable to ANZ Banking Group or Westpac Banking Corporation on settlement if any of the amount of credit is telegraphically transferred.	
<b>Redraw administration fee</b>	\$20
Payable if you apply to redraw payments in advance other than a request through Online Redraw.	
<b>Renegotiation fee</b>	\$250
Payable each time you ask us to vary your credit contract or we offer a new credit contract to you.	
<b>Substitute security fee</b>	\$450
Payable if you apply to substitute home loan securities.	
<b>Collateral Security Preparation fee</b>	\$100
Payable when taking security over a new Collateral Security Property (any security other than the first new security), on application.	

## DISCLAIMER

This document is for information purposes only. All fees are current as at date of issue, unless stated otherwise. Fees may vary depending on the product you choose or the type of service you request. Please refer to your credit contract for a full description of all fees that may apply. Other transaction fees are included in the Heritage Bank Fees and Limits Guide.

For information on how to minimise fees and charges, refer to [www.heritage.com.au/avoid-fees](http://www.heritage.com.au/avoid-fees)

## Bank cheque fee

At cost

Cost payable to any bank issuing a bank cheque for settlement on settlement of loan.

## Partial release processing fee

\$220 per Security

Payable if we release a security that secures your obligations under your home loan credit contract only, but the home loan is not being paid out.

## Partial release assessment fee

\$100 per Security

Payable if you or a security provider ask us to release a security without paying out your home loan.

## Capital reduction recalculation fee

\$75

Payable if you ask us to capitalise payments in advance or a payment or proposed payment.

## Change of term fee

\$75

Payable if you to ask us to agree or offer to change the loan term.

## Interest Recalculation fee

\$20

Payable if you request us to make an interest recalculation on your loan.

## Consent fee

\$200 per consent

Payable to us if we are required to consent to the registration of a Land Titles document over the security property to a third party.

## Production fee

\$100 per security

Payable if we are required to produce a security document to the State's Land Titles Authority or agency or to any other person.

## Telegraphic transfer fee

\$30

Payable if money lent to you is telegraphically transferred within Australia.

## Document/Record Search fees

\$12 per item

Payable whenever we provide a copy of a document relating to your loan at your request or at the request of a security provider.

## Direct debit dishonour fee

\$10

Payable if a direct debit authorised to be made from or to your account is dishonoured.

## Heritage cheque fee

\$10 per cheque

Payable if an amount is paid from your account by a cheque drawn by and on Heritage.

## Special Request Transaction Listing Fee

\$7.50 per page

Payable whenever a listing of transactions between two given dates is issued on your account.

## BREAK FEE (for Fixed Rate Home Loans)

Not ascertainable

Charged by calculating the interest amount that we would have received over the remaining fixed rate period of your loan less the interest amount we will receive on a comparable loan for the remaining fixed rate period at the date the credit contract is paid out. The amount of the break fee may be substantial.

For more information refer to the Heritage Bank Break Fee Flyer available at [www.heritage.com.au/terms-conditions](http://www.heritage.com.au/terms-conditions).

## Approval request fee

\$100 plus costs charged to Heritage

Payable if you ask for our approval under the credit contract or a security in relation to a transaction or proposal.

## THIRD PARTY COSTS

### Lenders Mortgage Insurance (LMI)

Not ascertainable

Payable to QBE Lenders Mortgage Insurance when applicable. A personalised quote will be provided during the application.

### Valuation fees

Not ascertainable

Payable to Valuation Exchange Pty Ltd if we obtain a valuation for a property subject to a security in connection with a proposed transaction (such as an application for a further advance or an application to substitute securities).

### Other fees and charges

At cost

The amount charged to Heritage by the authority, agent, solicitor or provider, which may be applicable to your loan:

- Solicitor and Agent fees
- Land Title search
- PPSR fees
- Mortgage Dealing fee
- Title Registration
- Discharge Registration
- Other search fees (such as bankruptcy, mortgage and goods)
- Fees charged by other banks/institutions
- Any other Government fees and charges including stamp duty