

Loan Accounts.

Charges for specific services and accounts.

Effective Date: 3 June 2011

We're closer. **BankSA**



Fees stated are current as at the date of this brochure but may change from time to time. We will notify you of changes as required under the conditions of use for your account.

Nearly all financial services provided by the Bank will be “input taxed” under GST. This means that GST of 10% will not be added to the fee/charge for that service. There are a few services provided by the Bank which will be subject to GST of 10%. GST of 10% will be included in the fees and charges for these services after taking into account any cost savings arising from the introduction of the GST. Where applicable, the fees stated are GST inclusive.

HOME LOAN ACCOUNTS. (including Portfolio Loan).

Home Loan and Portfolio Loan establishment fees:

Standard Home Loan	\$600 ¹
Basic Home Loan	\$500 ¹
Portfolio Loan	\$700 ¹ plus \$100 for each additional sub- account after the primary sub-account
Low Doc Home Loan	\$750 ¹
Low Doc Portfolio Loan	\$750 ¹ plus \$100 for each additional sub- account after the primary sub-account
Seniors Access Home Loan	\$950 ¹
Seniors Access Plus Home Loan	\$950 ¹
Super Fund Home Loan	\$1500 ¹
Relocation Loan	
• With End loan	\$600 ¹
• With No End loan	\$1350 ¹
Increase home loan/credit limit application fee	\$500 ¹ per request
Split loan fee	\$150 per request
Settlement processing fee	\$100

Rate lock fee – payable on fixed rate Home Loans and Portfolio Loan sub-accounts on which Rate Lock applies and on which the fixed rate is entered into on or after 21 July 2007, as follows:

Home loan	the higher of 0.15% of the loan amount (to be at a fixed rate) and \$500
Existing Home Loans	the higher of 0.15% of the balance owing on your loan account (to be at a fixed rate) and \$500
Portfolio Loans	the higher of 0.15% of the sub-account credit limit (to be at a fixed rate) and \$500

Additional bank legal fees:

When any of the security offered is or involves:

Qualified Title or Old Systems Title (NSW only)	\$205 per security
Company Title	\$205 per security
Guarantee	\$205 per guarantee
Trustee	\$205 per trustee
Priority agreement (a prior mortgage from another institution)	\$102.50 per agreement
For any loan which includes security under a Shared Equity arrangement	\$442.60 per loan

Additional property valuation, or market value assessment/estimate fees:

Valuation, external inspection, Market assessment/estimate fees if we ask to have any mortgage property valued, externally inspected or on which a market value assessment/estimate is to be conducted by us:

Valuations (fee payable is dependent on location/value of security property(s))	from \$164.00
External property inspection	\$92.25
Electronic Property Market Value Estimate	\$10.25
Property Market Value Assessment	\$71.75
Valuer's travelling allowance (payable for each property on which an external inspection or valuation is to be conducted) (round trip from valuer's place of business)	
<ul style="list-style-type: none"> • Up to 149km • 150-499km • Over 500km 	<p style="text-align: right;">\$Nil</p> <p style="text-align: right;">\$15.38/35km to \$153.75 max</p> <p style="text-align: right;">\$153.75 plus \$20.50/50km over 500km</p>

Building loan fees:

Progress payment administration fee	
<ul style="list-style-type: none"> • on loans where construction is under a Contract builder • on loans where construction is under an Owner builder 	<p style="text-align: right;">\$250</p> <p style="text-align: right;">\$350</p>
Inspection fees – Building Loans, Contract Builder	\$102.50 per inspection

Inspection fees – Building Loans, Owner Builders	\$102.50 per inspection
Additional Progress Payment Fee, for building loans for Owner Builders – payable for each additional advance after the first 6 advances	\$50 per additional advance

Fees for other services:

For all Home Loans and Portfolio Loans:

Second mortgage consent, for allowing another financial institution to register a second mortgage behind the BankSA mortgage (excludes production fee)	\$100 ¹
Production of certificate of title fee	\$100 ¹
Consent to sub-division, leases, easements etc (excludes production fee)	\$350 ¹
Substituting securities on existing home loans	\$500 ^{1/2}
Additional security property fee	\$100

For all Home Loans:

Renegotiation fee – payable whenever we agree to renegotiate or vary conditions on a loan other than a conversion (switch) to a different interest rate or home loan type	\$500
Interest in advance fee – payable each time you request and pay interest in advance	\$150

For all Portfolio Loans:

Additional sub-account fee	\$100 per additional sub-account
Redistribution of limit fee	\$10 per request
Duplicate or interim sub-account statement	\$10 per statement
Change of primary sub-account fee	\$10 per request
Change of interest rate or interest rate option or payment requirement	\$500 per request per sub-account plus break costs if payable

Break costs are an amount equal to the Bank's reasonable estimate of its loss due to your breaking the fixed rate period.

Administration/service fee:

Home Loans

Seniors Access Home Loan	\$10 per month
Seniors Access Plus Home Loan	\$15 per month
Low Doc Home Loan	\$12 per month
No Deposit Home Loan	\$12 per month
Super Fund Home Loan	\$12 per month
Essential Home Loan	\$12 per month
Basic Home Loan	Nil per month
All other home loans (on which a fee is payable)	\$10 per month
Mortgage Equaliser service fee	\$5 per month

Portfolio Loans

Monthly fees

Portfolio Loan sub-account	\$14 per month per sub-account
Low Doc Portfolio Loan sub-account	\$17 per month per sub-account

OR

Annual fees

Portfolio Loan	\$200 per annum
Low Doc Portfolio Loan	\$250 per annum

Home Loan and Portfolio Loan discharge processing fees:

Mortgage Discharge Fee (including partial discharge)	\$250 per mortgage
Partial discharge assessment fee – payable when you ask us to discharge part of a real property mortgage security	
For Loan Offers issued before 3 June 2011	\$150
For Loan Offers issued from 3 June 2011	\$250

1. Does not include government charges such as stamp duty, registration fees, search fees or any other disbursements, such as owner builder inspection fees, a valuer's travelling fees, your legal fees and lender's mortgage insurance premiums, wherever these are applicable. Also excludes additional bank legal fees and any additional valuation fees. Fees paid will not be refunded if the loan does not proceed for any reason. In some cases, however, the establishment fee you paid may be applied to another home loan application if made within 6 months of the original application. Special establishment fee offers may be available from time to time. Please refer to your nearest BankSA Home Loan Centre or branch for details.
2. Fees exclude valuation fee (if required). Simultaneous settlement is required for any substitution of securities.

Early repayment fees:

The calculation of early repayment fees is dependent on loan type and approval date. There are four types of early repayment fees – break costs, early termination fees, early repayment fees and loan discharge fees. Please refer to the appropriate section that follows.

Fixed Rate loans:

Break costs ARE payable when wholesale interest rates have fallen during the fixed rate period on your loan AND:

- you prepay the total amount owing on your loan; or
- you make prepayments in excess of the *prepayment threshold (as defined in the loans terms and conditions)*; or
- the total amount owing on your loan becomes immediately due for payment because you are in default; or
- you change to another interest rate option (fixed or variable); or
- you change the repayment type.

Portfolio Loan discharge fees:

<p>A loan discharge fee is payable when a Portfolio Loan or a Low Doc Portfolio Loan is discharged within 3 years of the settlement date and at any time during the first 3 years:</p> <p>On Portfolio Loans Approved from 16 March 2003, where:</p> <ul style="list-style-type: none">• A discounted or negotiated variable rate applied to any sub-account; <p>and</p> <p>on Low Doc Portfolio Loan Approved from 14 April 2008, where:</p> <ul style="list-style-type: none">• A negotiated variable rate applied to any sub-account.	\$1,000
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A loan discharge fee does not apply to Portfolio Loans from 3 June 2011.

All other home loans:

Approved from 22 February 2004 (not applicable to Portfolio Loans)

<p>Early Repayment fee - payable where any loan agreement is on a negotiated variable rate or a negotiated fixed rate entered into on or after 20 February 2006 and the loan is repaid in full within 3 years of the settlement date and is discharged before 3 June 2011 (<i>not applicable to Portfolio loans</i>)</p>	\$1,000 plus break costs if payable
<p>Early Repayment Fee - payable where any Basic Home Loan agreement entered into on or after 19 February 2007 and the loan is repaid in full within 3 years of the settlement date and is discharged before 3 June 2011.</p>	\$1,000 plus break costs if applicable

Early Termination fees:

Approved from 16 March 2003

An early termination fee is payable if the loan is discharged before the third anniversary of the settlement date. The fee is calculated as follows for home loans approved as:

A No Deposit Home Loan with: <ul style="list-style-type: none">• Loan Extension Fee (approved before 22.02.2009); or• Flexible Deposit Option (approved before 26.11.2007)	1.5% of the balance owing on your loan account at the date of repayment, with a maximum of \$1,000
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Approved from 1 March 2008 to 2 June 2011

An early termination fee is payable with a maximum of \$1,000 if the loan is discharged before the fourth anniversary of the settlement date. The fee is calculated as follows for home loans approved as:

<ul style="list-style-type: none">• A Discount Variable Rate Loan; or• An Introductory Fixed Rate Loan	0.9% of the balance owing on your loan account at the date of repayment, with a maximum of \$1,000
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An early termination fee is payable if the loan is discharged before the fourth anniversary of the settlement date and calculated on a loan approved as:

<ul style="list-style-type: none">• No Deposit Home Loan with Quick Start Option (approved from 28.05.2007 to 02.06.2011)• No Deposit Home Loan with Flexible Deposit Option (approved from 26.11.2007 to 02.06.2011)• Super Fund Home Loan (approved from 23.11.2008 to 02.06.2011)• No Deposit Home Loan - LEF Option (approved from 22.02.2009 to 02.06.2011)	1.75% of the balance owing on your loan account at the date of repayment, with a maximum of \$1,000
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Home Loan Conversion (switch) fees:

All switches are subject to our prior approval.

Break costs may be payable when switching from any fixed rate loan and are in addition to the switch fee. Break costs are an amount equal to the Bank's reasonable estimate of its loss due to breaking of the fixed rate period or early repayment of a fixed rate loan.

The following conversion (switch) fees are applicable to:

<ul style="list-style-type: none">• all loans approved before 16 March 2003; and• all loans approved from 16 March 2003, other than as Introductory Fixed, Discount Variable or Interest Subsidy Loans; and• all loans approved from 16 March 2003 as Introductory Fixed, Discount Variable or Interest Subsidy Loans when converting the loan more than 3 years after the settlement date:<ul style="list-style-type: none">– When converting the loan to a different interest rate, repayment type (including Repayment Pause) or home loan type	\$500 plus break costs if applicable
<ul style="list-style-type: none">• all loans approved from 16 March 2003 as Introductory Fixed, Discount Variable or Interest Subsidy loans when converting the loan, within 3 years after the settlement date:<ul style="list-style-type: none">– When converting the loan to an Basic Home Loan, Negotiated Variable Rate Home Loan, Negotiated Fixed Rate Home Loan or Portfolio Loan on which at least one sub-account has a negotiated variable rate or a negotiated fixed rate	\$1,000 plus break costs if applicable

<ul style="list-style-type: none"> • all loans approved from 22 December 2006 as Introductory Fixed, Discount Variable or Interest Subsidy loans when converting the loan: <ul style="list-style-type: none"> – When converting the loan to a Basic Home Loan, Negotiated Variable Rate Home Loan, Negotiated Fixed Rate Home Loan or Portfolio Loan on which at least one sub-account has a negotiated variable rate or a negotiated fixed rate 	<p>\$500 plus break costs if applicable</p>
<ul style="list-style-type: none"> • all loans approved from 11 November 2007 as Introductory Fixed or Discount Variable loans when converting the loan: <ul style="list-style-type: none"> – When converting the loan to a Basic Home Loan, Negotiated Variable Rate Home Loan, Negotiated Fixed Rate Home Loan or Portfolio Loan on which at least one sub-account has a negotiated variable rate or a negotiated fixed rate 	<p>\$500 plus break costs if applicable</p>
<ul style="list-style-type: none"> • When converting an Essential Home Loan to a Basic Home Loan 	<p>\$500</p>

Repayment Pause (switch) fees:

All Repayment Pause (switch) requests are subject to our approval.

Home Loans:

<p>All loans other than Building, Relocation, Seniors Access, Seniors Access Plus, Super Fund Home Loan, No Deposit (Investment) and Low Doc Loans where Repayment Pause is requested.</p>	<p>\$500 per request</p>
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Portfolio Loans:

All Portfolio sub-accounts	\$500 per request per sub-account
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Portfolio Loan transaction fees:

Payment honour fee:

Payment honour fee (Overdrawn fee) – payable for each transaction we honour which exceeds available credit	\$9 per transaction
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Internet and Phone Banking

Internet and Phone Banking transfer withdrawals (including BPAY® transactions) on all Portfolio Loan sub-accounts	Free
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If you are not already registered for Internet and Phone Banking, have your account details handy and call 1300 555 203, 8am to 8pm, 7 days, or ask at your local branch, and we will arrange registration for you.

Transaction fees:

The first 10 monthly withdrawals from each sub-account by BankSA/St.George/Westpac branded ATMs in Australia, EFTPOS, cheques or staff assisted (maximum of 2 free staff assisted withdrawals in the allowance) are free. Internet and Phone Banking transfer withdrawals are included in the fee-free monthly withdrawal allowance. All deposits and Internet and Phone Banking transfer withdrawals (including BPAY transactions) on each sub-account are free.

Transaction fees are charged on all other transactions. Refer to “BankSA Transaction, Savings and Investment Accounts - Fees and Charges and how to minimise them” brochure for the information on the on the fees applicable to the operation of the transaction account.

PERSONAL LENDING.
(For loans approved from 17 May 1999)

Personal Loans:

Establishment Fee

Secured Personal Loans	from \$195*
Unsecured Personal Loans	from \$195

*excludes government charges such as stamp duty, search fees, REVS fees or any other disbursements, wherever these are applicable.

Monthly administration fee (for personal loans on which the fee is payable):

Secured Personal Loans approved from 8 April 2011	\$9
Secured Personal Loans approved from 18 September 2005 to 7 April 2011	\$7
Unsecured personal loans from 28 November 2005	\$9
Unsecured personal loans approved from 23 September 2002 to 27 November 2005	\$7
Other personal loans	\$5

For all personal loans approved from 17 May 1999 to 22 May 2005.

Personal Loan Discharge Processing fee – may be payable if a personal loan is repaid before the end of the loan term	\$60
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For all personal loans approved from 23 May 2005 to 25 February 2006.

Personal Loan Discharge Processing Fee – may be payable if a personal loan is repaid:	
• within the first 12 months of the loan term	\$150
• after the first 12 months but before the end of the loan term	\$60

For all personal loans approved from 26 February 2006.

Personal Loan Discharge Processing Fee – may be payable if a personal loan is repaid:	
• within the first 12 months of the loan term	\$150
• after the first 12 months but before the end of the loan term	\$100

For personal loans approved from 28 October 2000.

Break costs – payable on early payout or partial payment (in excess of the limit set out in the personal loan terms and conditions) of a fixed rate personal loan.

Break costs are an amount equal to the Bank's reasonable estimate of its loss due to breaking of the fixed rate period or early repayment of a fixed rate personal loan.

Get Set Loans:

Establishment fee	from \$150
Monthly administration fee – payable each month or part of a month in which you have a Get Set Loan	\$9
Payment honour fee – payable for each transaction we honour which exceeds available credit	\$9

Unsecured Personal Overdraft:

Overdraft service fee – payable while you have an overdraft facility on your account.	\$10 per month
Payment honour fee – payable for each transaction we honour which exceeds available credit	\$9

Refer to “BankSA Transaction, Savings and Investment Accounts - Fees and Charges and how to minimise them” brochure for the information on the on the fees applicable to the operation of the transaction account.

PERSONAL LENDING.

(for loans approved before 17 May 1999)

Administration fee – Personal Overdraft	\$7 per month (charged quarterly)
Discharge of mortgage fee	\$350 per mortgage
Bank’s Consent fee	\$100
Deed Production fee	\$100

OTHER CHARGES (all loans).

Document requests:

Photocopy of loan documents, such as survey, plans, title deeds, security documents	\$10 per document
Copy of loan statement	\$10 per statement period
Interim loan statement	\$10 per statement period
Copy of withdrawal or deposit form	\$10.50
Copy of personal or bank cheque, after it has been presented or deposited	\$16

Redraw fee:

For Essential and Basic Home Loans	\$50 per approved written request \$0 per approved request via Internet and Phone Banking
For No Deposit Home Loans	\$50 per approved written request \$10 per approved request via Internet and Phone Banking
All other Residential loans	\$25 per approved written request \$10 per approved request via Internet and Phone Banking
Personal Loans (\$500 minimum amount)	\$10 per approved request

Miscellaneous fees:

For Home Loans (other than Portfolio Loans) and Personal Loans

Processing fee – payable each time you make any repayment on your loan over the counter in a branch or by cash or cheque	\$3 per transaction
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For all loans:

Each bank cheque required for loan proceeds	\$10.00 per cheque
Arrears letter fee – payable when we send you an arrears letter relating to an overdue amount: <ul style="list-style-type: none">• for Personal Loans and Get Set Loans• for Residential Loans and Portfolio loans	\$9 \$9
Payment dishonour fee – payable whenever a direct debit order for payment from another institution is dishonoured	\$9
Loan Payment Dishonour fee – payable whenever a loan payment drawn from your transaction account is dishonoured	\$9
Special clearance on a deposited cheque	\$16
Customer requested interest recalculation	\$30 per recalculation

CODE OF BANKING PRACTICE

More Information on Banking

A booklet called “BankSA Transaction, Savings and Investment Accounts Banking Services – Terms and conditions and General Information” is available from any BankSA branch. This booklet contains all types of information about banking services and the Code of Banking Practice which you may find helpful and is free of charge.

Privacy and Confidentiality

We have a duty to keep information about our customers confidential, except in certain circumstances which are detailed in the “BankSA Transaction, Savings and Investment Accounts Banking Services – Terms and conditions and General Information” booklet.

For more information about privacy, ask for a copy of our policy “Protecting Your Privacy”.

Joint borrowers

If you and one or more other persons borrow money, you are known as joint borrowers. Each joint borrower is liable for the loan both on your own and together. This means one of you could be liable for the whole loan on your own.

We, us and **our** means BankSA – A Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL 233714.

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