

Lending Schedule of Fees

27 APRIL 2022

ESTABLISHMENT FEES

Personal finance

An establishment fee applies to all credit facilities and includes the cost of processing the application and the preparation of Great Southern Bank loan documentation.

Mortgage loans

(includes line of credit and secured overdrafts)

New mortgage loan (includes internal refinances)	\$600
Top up mortgage loan	\$450
Split loan fee	\$300 (per loan)

Personal loans

Personal loans secured	\$175
Personal loans unsecured	\$175
Unsecured overdrafts	\$120

OVERDRAFT SERVICE FEE

Everyday overdraft service fee	\$9 per month
Just In Case overdraft service fee	\$5 per month

BRIDGING LOAN FEES

Applications for bridging loans are subject to the following fees:

Application fee Payable at time of making the application and non-refundable	\$350
Establishment fee Payable at time of settlement of the bridging loan	\$400

SECURITIES ADMINISTRATION FEE (SAF)

A securities administration fee applies to all secured credit facilities. The securities administration fee represents the average cost based on typical charges incurred in settling loans, including:

- Progressive drawdowns
- Bank cheque fee
- Agent fee
- Land title search
- Credit reference fee
- PPSR searches
- PPSR charges

Mortgage loans/overdraft

For each security offered to the Great Southern Bank loan (includes new loans, further advances and internal refinances)

Personal loans If any security offered is new to Great Southern Bank	\$90
Account information fee Fee applies to the following requests:	\$20

- An annual audit certification on a Great Southern Bank account
 - A copy of a cheque or Visa voucher
 - Personal information, traces, document copies (other than those specified above) and/or information pertaining to an account
- Where further investigation is required an additional hourly rate of \$20 per hour will apply. An estimate of the costs involved will be provided prior to the work being undertaken.

Discharge fee If you pay out the loan partially or in full where a discharge of security is required, or you request a discharge of a security, a discharge fee is payable (per release or transaction).	\$500
--	--------------

Production fee If you request a title held by Great Southern Bank to be produced to a relevant state's land titles office for any purpose, a production fee is payable.	\$100
---	--------------

Re-documentation fee Where a borrower requests, and Great Southern Bank agrees, to a restructure of a loan between approval and funding and that change requires amended documentation to be prepared, a fee will be payable.	\$300
---	--------------

EARLY PAYOUT COST (EPC)

Not ascertainable

When you enter into a fixed rate loan contract, you are effectively locking in the loan interest rate offered to you for an agreed period of time (e.g. 5 years). If you decide to switch or payout your fixed rate loan before the end of your agreed period, you are effectively breaking that fixed rate loan agreement, an EPC that could cost you thousands of dollars may apply.

Please refer to our 'Early Payout Cost Factsheet' for more information.

Contracts entered into prior to 28 September 2021, the amount is referred to as an Early Payout Fee.

Variation fee

A variation fee is payable if you request any changes to the Credit Contract or Security - for example:

- Re-arrange and/or substitute a security on a mortgage
- Consent to any dealings in relation to property
- Switch from one interest rate product to another, at the request of the borrower
- Where a fixed interest rate has decreased between loan approval and loan funding, at the request of the borrower

Re-arrange and/or substitute a security on a personal loan **\$100**

Switch from one personal loan product to another personal loan product **\$120**

Telegraphic transfer fee within Australia **\$20**

Local telegraphic transfer to an account at a financial institution within Australia.

Fixed Rate Lock Fee **\$600**

A Fixed Rate Lock Fee applies to each fixed rate loan where the borrower has requested to have Fixed Rate Lock on their home loan application.

THIRD PARTY COSTS

Often there are other costs associated with your credit facility charged by third parties. Third party costs incurred by Great Southern Bank will be debited to your account.

Valuation fee **Not ascertainable**

The establishment fee for non Rate Breaker home loans covers the cost of one valuation. A valuation fee may be payable in the future if Great Southern Bank considers it necessary to revalue the property at any time. The amount of the fee will be subject to the Great Southern Bank panel valuers scale of fees current at that time.

Government fees and charges **Not ascertainable**

Government fees and charges relating to stamp duty and registration are payable on an event causing a change or variation to the transaction and/or security being taken in the applicable state or territory. The amount of the fee will be subject to the relevant government scale of fees current at that time.

Solicitors costs **Not ascertainable**

Solicitors costs are payable where they are engaged to prepare documents or provide advice relating to your matter on Great Southern Bank's behalf.

FHLDS LMI Premium and Family Home Guarantee LMI Premium **Not ascertainable**

Applicable only to eligible loans participating in the First Home Loan Deposit Scheme, including the New Home Guarantee (together, FHLDS), or the Family Home Guarantee. If the Guarantee Certificate expires or is otherwise discharged due to an act or omission undertaken by you or a guarantor, Great Southern Bank may seek to obtain lenders' mortgage insurance (LMI) in respect of the Loan and in that case, you must pay this fee to reimburse Great Southern Bank for the cost incurred in obtaining LMI.

Debt collection fee **Not ascertainable**

Costs incurred in the recovery of outstanding debts vary depending on the nature of the default. These costs are applied by the Solicitors or independent contractors engaged to undertake action to recover the funds and are debited to the account that is "out of order".

Arrears letter fee **\$22**

Payable where Great Southern Bank sends you a letter in relation to arrears on your account.