

First Home Buyers Home Loan Information Sheet

Effective February 2019

We understand how exciting it can be to own your first home. That's why we're here to help First Home Buyers by providing special benefits, free no obligation information, a range of home options and a dedicated team of Home Loan Specialists who will help and guide you at every stage.

Loan Purpose	Owner occupied housing, off the plan purchases and building/construction.				
Eligibility¹	<ul style="list-style-type: none"> Available to First Home Buyers who are recipients of a government First Home Owner Grant and/or first home buyer stamp duty concession (refer to firsthome.gov.au for eligibility details of the State government or Territory First Home Owner Grants and stamp duty concessions). 				
Interest Rates	<ul style="list-style-type: none"> The interest rate will depend on the applicable Home Loan product and the repayment you select – principal and interest or interest only. Note: Interest only repayments are only available during the period of housing construction. 				
Applicable Home Loan Products	<ul style="list-style-type: none"> First Rate, All in One, All in One Rewards Package and Fixed Rate Home Loans. 				
		First Rate	All in One	All in One Rewards Package²	Fixed Rate
Establishment Fee		\$0	\$0	\$0	\$300
Legal and Valuation Fees ³		Capped to \$450	Capped to \$450	Capped to \$450	Capped to \$450
Account Keeping Fee		\$0	\$0	\$350 annual	\$0
Maximum LVR ⁴ (Loan to Value Ratio)		95%	95%	95%	95%
LMI ⁵ (Lenders Mortgage Insurance)		Applicable if LVR > 85%	Applicable if LVR > 85%	Applicable if LVR > 85%	Applicable if LVR > 85%
Extra Repayments		Unlimited	Unlimited	Unlimited	Up to \$10,000 ⁶
Principal & Interest		✓	✓	✓	✓
Interest Only		✓	✓	✓	✓
Ability to Split between Fixed and Variable		✓	✓	✓	✓
Unlimited Redraw Facility ⁷		✓	✓	✓	-
No Early Repayment Penalty		✓	✓	✓	-
100% Offset Account		-	✓	✓	-
Annual Fee waived on Visa Credit Card ²		-	-	-	-
Discounts on Insurance and Interest Rate ²		-	-	✓	-
20 Free Monthly Transactions on Access Savings Account ²		-	✓	-	-
Unlimited Transactions on Access Savings Account ²		-	-	✓	-
Assistance with First Home Owners Grant/Schemes ⁸		✓	✓	✓	✓
Assistance with Deposit Options including Parental Guarantees, Equity release and Joint Ventures ⁹		✓	✓	✓	✓
Free CoreLogic Property Reports ⁹		✓	✓	✓	✓
Receive a bonus Coles/Myer Gift Card upon settlement ¹⁰		✓	✓	✓	✓
Deposit Options¹¹	<ul style="list-style-type: none"> Savings accounts in borrower name/s Lump sum cash deposits e.g. gifts, selling personal items, tax refunds Equity release – Use family support with a parental guarantee Joint venture – Pool money together for a deposit and become co-owners 				
Statement Frequency¹²	<ul style="list-style-type: none"> Twice per year or more frequent statement options are available on request. 				
Repayment Frequency	<ul style="list-style-type: none"> Choose from weekly, fortnightly or monthly. 				

- Eligibility criteria, terms and conditions, fees and charges apply.
 - This information sheet is subject to change without notice.
1. We can help you check your eligibility for the First Home Owner Grant (FHOG) and any other benefits you are eligible for when applying for your home loan.
 2. All in One Rewards Package offers a range of benefits in relation to your home loan, banking products and insurances for a single annual package fee. For more information, visit the home loan section of our website unitybank.com.au or contact one of our Home Loan Specialists on 1300 36 2000 or mail@unitybank.com.au
 3. Only includes legal fees incurred by Unity Bank. Does not include any other legal or government fees. Members will be required to meet the cost of any stamp duty and government fees applicable to their mortgage. The cost of these fees may vary in different Australian States and Territories. Other fees and charges may apply and will be specified at the time the home loan is approved.
 4. Maximum Loan to Value Ratio (LVR) will be 95% plus Lenders Mortgage Insurance premium (where applicable). Subject to Unity Bank and our Lenders Mortgage Insurance Policy.
 5. Lenders Mortgage Insurance (LMI) is a one-off insurance premium designed to protect us (not you) against any potential loss we may incur if you can't repay your loan. At our Bank, LMI generally applies to home loan borrowers with deposits less than 20% of the purchase price (80% LVR). However, as a First Home Buyer you can have a minimum deposit of 15% (85% LVR) and you will not be required to pay LMI (subject to Unity Bank policy guidelines).

Example:

Scenario	Standard Home Buyer	First Home Buyer
Purchase a home for \$400,000. How much do I need for a deposit to not pay LMI?	Minimum Deposit of 20% (80% LVR): \$80,000	Minimum Deposit of 15% (85% LVR): \$60,000
Purchase a home for \$500,000 and I have a deposit of \$75,000 plus funds for associated expenses. Do I have to pay for LMI?	Yes. LMI is payable.	No. LMI is not payable.

6. Additional repayments of up to \$10,000 can be made per fixed term year.
7. Minimum redraw amount is \$100 and the amount to cover one (1) repayment (whether that be weekly, fortnightly or monthly) must be left in advance.
8. Our Home Loan Specialists will help you discover if you meet the criteria to receive the FHOG and will ensure that you receive the grants, concessions and bonuses that you are entitled to. They will also assist and guide you with your deposit options.
9. These reports from property research company CoreLogic can tell you: The estimated value of the property, sales history of the property and details of recently sold properties in the area. While the CoreLogic Property Report is being offered with permission from Australian Property Monitors Pty CAN 061 438 006, Unity Bank accepts no responsibility for its accuracy or completeness. We recommend you seek independent advice before making a decision based on this information.
10. Upon settlement of your home loan you will receive a Coles Group & Myer Gift Card. Home Loan balances of \$30,000 to \$349,999 will receive a \$50 Gift Card, \$350,000 to \$749,999 a \$100 Gift Card and \$750,000 Plus a \$150 Gift Card. For Terms of Use, visit giftcards.com.au or phone 1300 304 990.
11. Deposit options are subject to Unity Bank and our Lenders Mortgage Insurance Policy.
12. Statement fee of \$2.00 is payable for monthly paper statements. Fee is not payable for monthly e-statements.



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