

## Notice of Variation to the Lending Facilities Fees & Charges Guide

This Supplementary Product Disclosure Statement (SPDS) supplements the Bank's 'Lending Facilities Fees & Charges Guide' (version 30 July 2021). Should you require any further information, please do not hesitate to contact Bank of Sydney on 13 95 00 (Australia) or +61 2 8262 9191 (International), Mon-Fri, 9am-5pm AEST.

**The following changes to Lending Fees are effective from 20 May 2024:**

Fee	Current Fee, effective until 19 May 2024	New Fee, effective from 20 May 2024
<b>Home Loan Application Fee</b> <i>(as listed in Section 1- Personal Facilities, Home Loans, on page 4)</i>	\$600.00 per loan agreement	\$0
<b>Settlement Fee</b> <i>(as listed in Section 1- Personal Facilities, Home Loans, on page 4)</i>	\$150.00 per loan agreement	\$200.00 per loan agreement
<b>Legal Fee</b> <i>(as listed in Section 1- Personal Facilities, Home Loans, on page 4)</i>	At cost. Fee covered by Bank of Sydney up to \$475.00 for Expect More Home Loan Package and BOS Basic Home Loans.	\$250 fixed fee, plus \$100 per additional security.
<b>Annual Package Fee</b> <i>(as listed in Section 1- Personal Facilities, Home Loans, on page 4)</i>	\$395.00 p.a.  Charged from your nominated primary loan account and payable on the package start date and then payable annually on the same day each year as your package start date.	\$125.00 p.a.  Charged annually in advance for each Expect More Home Loan account linked to an Offset Account.
<b>Variation Fee</b> <i>(as listed in Section 3 – Other Fees, on page 7)</i>	\$300.00 plus legal and valuation costs, and search fees where applicable.  Loan Variation Fee is waived for customers with Expect More Home Loan Package (except to variation to a different home loan product).	\$300.00 plus legal and valuation costs, and search fees where applicable.  Loan Variation Fee will no longer be waived for customers with Expect More Home Loan Package.
<b>Discharge of Mortgage Fee</b> <i>(as listed in Section 3 – Other Fees, on page 7)</i>	\$300.00 plus legal costs	\$400 plus legal costs

# **Lending Facilities Fees & Charges Guide**

Effective as of 30 July 2021

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## About this guide

This guide outlines fees related to personal and business lending facilities, including home loans, home equity lines of credit and business or commercial loans, overdrafts and bank guarantees. This guide provides you with information about Bank of Sydney products and helps you to identify fees related to acquiring or holding such products or services.

Other fees such as banking and transaction fees that may be applicable to our personal and business transaction and savings accounts, credit cards and other general services may also apply depending on the product you hold with us. For such fees, see the 'General Banking Fees & Charges Guide'.

This guide forms part of our product disclosure statement, and may be read in conjunction with:

- Bank of Sydney Deposit, Saving & Transaction Accounts Product Disclosure Statement
- Terms and Conditions for Internet Banking
- Terms and Conditions for Visa Debit Cards
- Terms and Conditions for Credit Cards

These documents can also be found on our website [banksyd.com.au](https://banksyd.com.au) or in any of our branches. Please contact us on 13 95 00 if you have any enquiries.

All fees and charges stated in this guide are applicable in Australian dollars (AUD) unless otherwise stated.

## Section 1 - Personal Facilities

### Home Loan Fees

Fees that may be applicable at settlement or funding of your loan

Fee	Charge
<p><b>Application Fee</b> Payable upon approval of the loan to cover the application processing costs, including security documents preparation.</p> <p><i>Note: Application Fee is waived for customers with Expect More Home Loan Package.</i></p>	\$600.00 per loan agreement
<p><b>Settlement Fee</b> Applies for Owner Occupied and Investment Home Loans, and home equity line of credit (applicable to individuals and companies) per loan secured by residential property. This fee covers the following in relation to the settlement:</p> <ul style="list-style-type: none"> <li>• Up to 2 Bank cheques (thereafter charged at \$5 each)</li> <li>• Loan telegraphic transfer</li> <li>• Consumer credit enquiry</li> <li>• Up to 2 Company Searches (thereafter charged at \$50 each)</li> <li>• Land title searches</li> <li>• Searches of caveats, covenants and encumbrances</li> </ul> <p><i>Payable at the time of new loan settlement only, variations and top ups to existing loans will not incur the settlement fee.</i></p>	\$150.00 per loan agreement
<p><b>Valuation Fee</b> The cost of having the security valued by a third party (this can vary depending upon the location, size, value, type of property).</p>	At Cost <i>Fee covered by Bank of Sydney up to \$420.00<sup>1</sup> for Expect More Home Loan Package and BOS Basic Home Loans</i>
<p><b>Legal Fees</b> These costs cover all services and preparation of legal documents for the home loan.</p>	At Cost <i>Fee covered by Bank of Sydney up to \$475.00<sup>1</sup> for Expect More Home Loan Package and BOS Basic Home Loans</i>
<p><b>Searches</b></p> <ul style="list-style-type: none"> <li>• Land Title Searches</li> <li>• Business Name Searches</li> <li>• Company Searches</li> </ul> <p>(2 searches free for Home Loans where a Settlement fee applies)</p>	\$30.00 per item \$50.00 per item \$50.00 per item

<sup>1</sup> Fees covered by Bank of Sydney for initial loan application only. If the cost of legal and valuations fees exceed the amounts listed in table above, excess may be payable by applicant.

### Other fees that may be applicable during the life of your loan

Fee	Charge
<p><b>Annual Package Fee</b> Charged from your nominated primary loan account and payable on the package start date and then payable annually on the same day each year as your package start date.</p>	\$395.00 p.a.
<p><b>Redraw Fee</b> Charged when you complete a redraw from additional repayments made to your loan. <i>Note: Waived for Expect More Home Loan packages and BOS Basic Home Loans.</i></p>	NIL – Online redraw \$25.00 each – In branch redraw

<b>Progressive or Additional Drawdown Fee</b> This fee applies to loans for construction purposes and/or when additional drawdowns are requested.	\$50.00 per drawdown
<b>Progress Inspection Valuation Fee</b> This fee applies to loans for construction purposes, when we request a progress inspection to be conducted according to loan agreement.	At cost
<b>Default Notice Fee</b> Charged to the account if you receive a Default Notice on your loan.	\$20.00 per notice
<b>Late Payment Fee</b> All late payment fees will be charged monthly where the whole or any part of the loan repayment has been in arrears for more than 7 days. Fee is assessed on occurrence and capitalised monthly. When this fee is charged (capitalised) it must be paid immediately along with the outstanding repayment (amount overdue).	\$20.00

### Maximiser, Home Equity Maximiser and Personal Loan Fees

Fee	Charge
<b>Application Fee</b> Payable upon approval of the loan to cover the application processing costs, including security documents preparation.	1% of loan amount, minimum charge of \$200.00 – Maximiser* \$400.00 – Home Equity Maximiser \$200.00 – Personal Loan*
<b>Monthly Account Keeping Fee</b> Payable on the last day of each month.	\$10.00 per month
<b>Other Fees</b> Settlement Fee, Late Payment Fee and Default Notice Fee may be applicable to home equity line of credit or personal loans.	Refer to Home Loan fees table, and Section 3 - Other Fees.
<b>Legal and Valuation</b>	At Cost

\*Removed from sale from 30 July 2021

## Section 2 – Business Facilities

### Overdrafts

Fee	Business Overdraft	ResiSec Business Overdraft
<b>Application Fee</b>	0.4% to 0.7% of overdraft limit	0.25% of overdraft limit, minimum charge of \$500.00
<b>Overdraft Facility Fee</b>	Up to \$200,000 overdraft limit: \$55.00 per month  \$200,001 to \$500,000 overdraft limit: \$90.00 per month  \$500,001 to \$1,000,000 overdraft limit: \$140.00 per month  Over \$1,000,001 overdraft limit: \$170.00 per month	Up to \$200,000 overdraft limit: \$30.00 per month  \$200,001 to \$500,000 overdraft limit: \$60.00 per month  \$500,001 to \$1,000,000 overdraft limit: \$90.00 per month  Over \$1,000,001 overdraft limit: \$120.00 per month

## Business and Commercial Loans

Fee	Business or Commercial Loan	ResiSec Business or Commercial Loan
<b>Application Fee</b>	0.4% - 0.7% of loan amount	0.25% of loan amount, minimum charge of \$500.00
<b>Loan Management Fee</b>	\$50.00 per month	\$20.00 per month
<b>Redraw Fee</b>	N/A	\$100.00 per item

## Other fees that may be applicable to your loan or overdraft facility

Fee	Charge
<b>Commitment Fee</b> Applicable if the facility has not been partially or fully drawn down 60 days after acceptance of the facility agreement. Fee is calculated daily from the 60th day after acceptance until the following occurs: a. The loan is partially or fully drawn down; or b. The loan is withdrawn	1.5% p.a. of the approved loan amount
<b>Construction Loan Line Fee</b> Payable quarterly in advance on the loan amount approved.	0.5% - 2% of loan amount
<b>Overdraft Limit Repayment and Cancellation Administration Fee</b>	\$150.00 per item
<b>Early Repayment Charge</b> Applicable if loan is repaid within the first 4 years.	30 days interest at the Standard Variable Rate of the applicable product type calculated at the highest debit balance of the loan from settlement until repayment
<b>Additional/Progressive Drawdown Fee</b>	\$200.00 per drawdown
<b>Searches</b> <ul style="list-style-type: none"> <li>• Land Title Searches</li> <li>• Search of Caveats, Covenants and Encumbrances</li> <li>• Business Name Searches</li> <li>• Company Searches and Credit Enquiries</li> </ul>	\$30.00 per item \$20.00 per item \$50.00 per item \$50.00 per item
<b>Valuation Fee</b> The cost of having the security valued by a third party (this can vary depending upon the location and access available to the property).	At cost
<b>Legal Fees</b> These costs cover all services and preparation of legal documents for the loan, as all documents the parties have to sign should be handled by a legal team.	At cost
<b>Late Payment Fee</b> All late payment fees will be charged monthly where the whole or any part of the loan repayment has been in arrears for more than 7 days. Fee is assessed on occurrence and capitalised monthly. When this fee is charged (capitalised) it must be paid immediately along with the outstanding repayment (amount overdue).	\$50.00
<b>Default Notice Fee</b> Charged to the account if you receive a Default Notice on your loan.	\$20.00 per notice

## Bank Guarantees

Fee	Charge
<b>Bank Guarantee Fee</b> Payable annually in advance	2% - 3% p.a. of guarantee amount, minimum charge of \$200.00

## Section 3 - Other Fees

The fees outlined below are applicable to personal and business lending products.

### Common Fees

Fee	Charge
<p><b>Rate Lock Fee</b> Applies when you want to lock in a fixed rate for your loan the interest rates for a period of 90 days effective from the date we process your request.</p>	0.20% of loan amount, minimum charge of \$395.00
<p><b>Loan Variation Fee</b> Payable when transferring to a different home loan product or varying the term of a loan. For example:</p> <ul style="list-style-type: none"> <li>• Transferring a variable rate product to a fixed rate product</li> <li>• Convert from home loan to an investment home loan</li> <li>• Loan top up fee</li> </ul> <p><i>Note: This fee will not apply to a renegotiation of loan contract terms made under a hardship application.</i> <i>Loan Variation Fee is waived for customers with Expect More Home Loan Package (except to variation to a different home loan product).</i></p>	\$300.00 plus legal and valuation costs, and search fees where applicable
<p><b>Consent to Dealings</b> This fee may be applicable if you request:</p> <ul style="list-style-type: none"> <li>• Consent to lease, sub-leases, variation to leases; strata plan applications</li> <li>• Consent to a second mortgage</li> <li>• Any other dealing to be registered against the Security Property</li> </ul>	\$200.00 per dealing plus legal costs where applicable
<p><b>Re-documentation Fee</b> This fee is applicable when a loan document needs to be amended before settlement and Bank of Sydney prepares a new document.</p>	\$200.00 per item
<p><b>Discharge of Mortgage Fee</b> Charged when a discharge of security is required and we prepare your mortgage for discharge. This fee also applies to security substitution requests.</p>	\$300.00 plus legal costs
<p><b>Monthly Account Keeping Fee</b> Applicable if you hold a Standard Variable Home Loan (Owner Occupied or Investment), or a SuperLend product (withdrawn from sale on 21 September 2018).</p>	\$10.00 per month

### Break Costs

You may have to pay this if you pay your loan off in full, make an early or extra repayment, or make other changes to your loan during any fixed-rate period. More details and method of calculation are given in the Consumer Lending Terms and Conditions booklet, and the Break Cost Fact Sheet.



**For more information:**

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