



A home loan that can flex when you do.

Standard Variable Rate Home Loan guide

A home loan to suit your needs and be ready for whatever life brings, with flexible product features like multiple offset accounts, redraw, various repayment options and more.

This guide will help you understand the Standard Variable Rate home loan and important information to consider before applying.

Key considerations for Standard Variable Rate home loans

Minimum loan amount	Maximum loan amount	Loan term	Redraw facility	Everyday Offset
\$10,000	Based on the security property and your borrowing capacity	1 to 30 years	Yes	Yes



Eligibility

- Available to Individuals, non-trading Companies and/or Family/Unit/Hybrid Trusts.

What you can use the loan for	What you can't use the loan for
<ul style="list-style-type: none">• Owner occupied or investment property purchase• Refinance• Home renovations• Consolidation of personal debt• Off the plan purchases• Purchase of land• Building and construction loans• Personal needs• Personal investments	<ul style="list-style-type: none">• Business purposes



What you'll get

Unlimited additional repayments	You can make unlimited additional repayments (including the ability to pay the loan out early) without additional charge.
Unlimited redraws	The home loan has a redraw facility which enables you to access additional repayments made over and above the minimum required repayments. For more information on Redraw go to commbank.com.au/redraw
Link multiple offsets	Save interest on your home loan while having access to your money by using an Everyday Offset. You can link multiple Everyday Offset to your home loan to maximise interest savings. For more information on Everyday Offset go to commbank.com.au/everydayoffset
Option to split loan	You can split your loan balance into multiple loan accounts to take advantage of both fixed and variable rate home loans. This gives you the flexibility to structure your home loan to suit your individual needs by choosing the loan amount, loan type, loan term and repayment structure for each loan.
Option to switch loan	You can switch your loan or repayment type, for example switching from a Standard Variable Rate to a Fixed Rate home loan or switch from Principal and Interest repayments to Interest Only payments.
Option to add a Wealth Package	You can pay an annual fee to get access to a discounted interest rate as well as a waiver of certain fees (subject to its own eligibility criteria). Eligible package customers may get access to further interest rate discounts in addition to standard benefits.
Compassionate Care	For eligible owner occupied home loans, Home Loan Compassionate Care is complimentary protection that helps support you by paying your home loan repayments for around 12 months if you, your spouse or dependant passes away or is medically certified with a terminal illness. [^]



Trade-offs

This loan might not be right for you if:

- You want the certainty of knowing exactly what you'll be paying each month. Our Standard Variable Rate home loan has a variable interest rate. This means the interest rate can move up or down and your repayments will vary based on changes to the variable interest rate.
- You want a low cost home loan with fewer features.



Financial

- Our variable interest rates will vary depending on whether:
 - Your loan is an owner occupied or investment home loan;
 - You make Principal and Interest or Interest Only repayments; or
 - You choose to apply for a Wealth Package (eligibility conditions apply).

For current interest rates go to commbank.com.au/home-loans/interest-rates

- You can apply to top up your home loan by an additional \$10,000 or more – subject to equity in your property and our approval.



Other considerations

- When buying a property, you generally require a deposit of at least 20% of the purchase price, plus enough to cover the additional upfront costs such as stamp duty and legal fees. If you don't have the full deposit amount required, you may need to pay Lenders Mortgage Insurance (LMI) or Low Deposit Premium (LDP). These are one off non-refundable, non-transferable costs and added to your home loan. The circumstances of your home loan will determine whether a loan will incur LMI or LDP.

For more information go to commbank.com.au/home-loans/lenders-mortgage-insurance





Repayment Options

There is more than one way to repay your home loan.

Repayment type

Principal and Interest (P&I)

Pay your home loan balance and the interest

Each time you pay the minimum required repayment, you're contributing to paying off the original loan balance (principal) and interest accrued.

Interest Only (IO)

Pay just the interest on your home loan for a limited time

Each time you make a payment you will only pay off accrued interest – so none of the principal loan balance is paid off. Once the Interest Only period ends, your repayments will automatically switch to Principal and Interest for the remainder of the loan term which will increase your minimum required repayment.

The maximum total Interest Only period over the life of the loan is:

- 5 years for an owner occupied home loan; and
- 10 years for an investment home loan (maximum of 5 years at any one time).

Interest Only payments are not available within the last 5 years of your contracted loan term.

Key considerations

- You'll have a lower interest rate when compared to the interest rate charged on Interest Only payments.
- You'll pay less interest over the life of the loan.
- You'll have a higher interest rate when compared to the interest rate charged on Principal and Interest repayments.
- You'll pay more interest over the life of the loan – this is because you aren't reducing the loan balance during an Interest Only period.
- Your minimum required repayment will be lower for the Interest Only period, however it will increase at the end of the Interest Only period. Your minimum required repayment will be higher than if you'd chosen Principal and Interest repayments for the life of your loan, as the amount you have borrowed will need to be paid back over a shorter timeframe.
- Applying for Interest Only payments is subject to approval.

Repayment frequency options

Weekly

For P&I loans only

Fortnightly

For P&I loans only

Monthly

For all loan types

Meet Jason

Jason has taken out a Standard Variable Rate Home Loan of \$500,000 for 30 years and is considering his repayment options.



How does it work?

Here's an example¹ to help explain the difference between our repayment options.

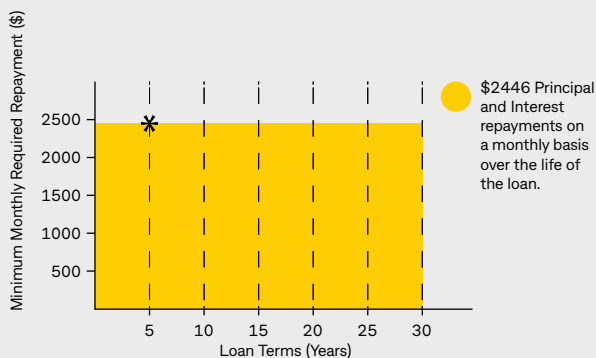
Scenario 1 – Principal and Interest repayment



Jason chooses to make Principal and Interest repayments over the life of his home loan.



His interest rate is 4.20% p.a. and over the life of his loan his minimum required repayments remain constant at \$2,446 per month.



* After 5 years of Principal and Interest repayments, Jason has a remaining home loan balance of \$452,825.



Jason pays in total \$880,231 over the life of his loan.

Scenario 2 – Interest Only payment



Jason chooses to make Interest Only payments for the first 5 years of his home loan.

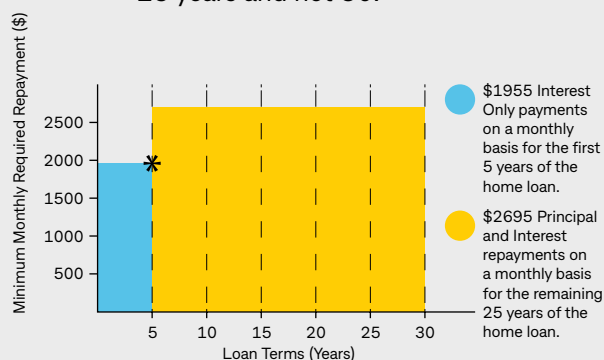


His interest rate is 4.69% p.a. and his minimum required payments are \$1,955 per month for the 5 year Interest Only period.



After his Interest Only period ends, his repayment type switches to Principal and Interest repayments.

His interest rate reduces to 4.20% p.a. however his minimum required repayments increase to \$2,695 per month. This is because Jason is now paying his principal loan balance over 25 years and not 30.



* After 5 years of Interest Only payments, Jason has a remaining home loan balance of \$500,000. His home loan balance has not reduced, and he now needs to repay it over 25 years.



Jason pays in total \$925,664 over the life of his loan, an additional \$45,433 in interest.

¹ The example is for illustrative purposes only. It assumes interest rates don't change over the life of the loan and are calculated on the rate that applies for initial period of the loan. Interest rates may change at any time. The calculations do not take into account fees, charges or other amounts that may be charged to your loan (such as establishment, monthly services fees or stamp duty). No additional repayments and redraws are made. Standard fees and charges are payable.

We're here to help

If you have any questions or want more information:



Book an appointment with a Home Lending Specialist at commbank.com.au/appointment or contact your Broker



Call us on **13 2224**



Visit commbank.com.au/homeloans



Messaging us in the CommBank App



Things you should know: Everyday Offset is a feature of our Complete Access Transaction account which is linked to an eligible home loan, and accountholder(s) must also be accountholders of the linked home loan. Interest is not charged on the part of the Home Loan balance equal to the Transaction account. Full terms and conditions for **transactions and savings accounts** mentioned and our **Financial Services Guide** are available online or from any branch of the Commonwealth Bank. If you have a complaint in respect of this product, the Commonwealth Bank's dispute resolution service can be accessed on 13 2221. This guide doesn't consider your individual objectives, financial situation or needs. Before basing any decisions on this information please:

- Consider its appropriateness to your circumstances.
- Consider obtaining professional advice specific to your needs, including financial, taxation and legal advice.

Loan applications are subject to credit approval and any loan offer includes full terms and conditions. Fees and charges apply – see our fees and charges brochure. All examples and scenarios are illustrative only.

[^] Age and loan eligibility requirements and other limitations and exclusions apply. For more information, go to commbank.com.au/compassionatecare

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