

# Lending schedule of fees

15 JUNE 2020

## ESTABLISHMENT FEES

### Personal finance

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

### Mortgage loans

(includes line of credit and secured overdrafts)

<b>New mortgage loan</b>	<b>\$600</b>
Top up mortgage loan	<b>\$450</b>
Split loan fee	<b>\$300 (per loan)</b>

### Personal loans

Personal loans secured	<b>\$175</b>
Personal loans unsecured	<b>\$175</b>
Unsecured overdrafts	<b>\$120</b>

## OVERDRAFT SERVICE FEE

Everyday overdraft service fee	<b>\$9 per month</b>
Just In Case overdraft service fee	<b>\$5 per month</b>

## COMMERCIAL FINANCE

As a guide, an establishment fee of 0.25% of the total loan amount will apply, subject to a minimum fee of: **\$1000**

In some instances, where loan applications are complex, an application fee may be required before a loan is considered. In these instances, we will advise the borrower of the applicable fee prior to commencement of the application.

If valuation fees are applicable they will be charged in addition to any establishment fee and advised at the time of application.

**Applications for commercial bridging loans are subject to the following fees:**

<b>Application fee</b>	<b>\$350</b>
Payable at time of making the application and non-refundable	

<b>Establishment fee</b>	<b>\$400</b>
Payable at time of settlement of the bridging loan	

## 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

<b>Mortgage loans/overdraft</b>	<b>\$235</b>
For each security offered to the CUA loan	

<b>Personal loans</b>	<b>\$90</b>
If any security offered is new to CUA	

<b>Account information fee</b>	<b>\$20</b>
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Fee applies to the following requests:

- An annual audit certification on a CUA 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.

<b>Discharge fee</b>	<b>\$500</b>
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).	

<b>Production fee</b>	<b>\$100</b>
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If you request a title held by CUA to be produced to a relevant state's land titles office for any purpose, a production fee is payable.

<b>Re-documentation fee</b>	<b>\$300</b>
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Where a borrower requests, and CUA 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.

## EARLY PAYOUT FEE (EPF)

### 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 EPF that could cost you thousands of dollars may apply.

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

<b>Variation fee</b>	<b>\$300</b>
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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	<b>\$100</b>
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Switch from one personal loan product to another personal loan product	<b>\$120</b>
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<b>Telegraphic transfer fee within Australia</b>	<b>\$20</b>
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Local telegraphic transfer to an account at a financial institution within Australia

## THIRD PARTY COSTS

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

<b>Valuation fee</b>	<b>Not ascertainable</b>
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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 CUA considers it necessary to revalue the property at any time. The amount of the fee will be subject to the CUA panel valuers scale of fees current at that time.

<b>Government fees and charges</b>	<b>Not ascertainable</b>
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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.

<b>Solicitors costs</b>	<b>Not ascertainable</b>
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Solicitors costs are payable where they are engaged to prepare documents or provide advice relating to your matter on CUA's behalf.

<b>FHLDS LMI Premium</b>	<b>Not ascertainable</b>
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Applicable only to eligible loans participating the First Home Loan Deposit Scheme (FHLDS). If the Guarantee Certificate expires or is otherwise discharged due to an act or omission undertaken by you or a guarantor, CUA may seek to obtain lenders' mortgage insurance (LMI) in respect of the Loan and in that case, you must pay the FHLDS LMI Premium.

*All fees are current as at date of issue, unless stated otherwise. CUA accepts no responsibility for changes made to those fees imposed by third parties.*