

Home Loans

A personalised approach
to finding a home loan
that suits you.



Heritage Bank

People first.

 Talk to us today.

Supplementary Home Loans Brochure

Dated 15 August 2023

ABOUT THIS DOCUMENT

This document supplements and updates the **Home Loans Brochure (Brochure)** dated 1 March 2023.

Please read this document in conjunction with the Brochure.

AMENDMENTS TO THE BROCHURE

The following changes to the Brochure are effective from 15 August 2023.

The 'Heartland Seniors Finance Reverse Mortgage' product is no longer offered as a referral service with Heritage.

On page 6, the section titled "Accessing equity in retirement" and its contents and footnote 6 are deleted in their entirety.

Heritage Bank

Find the right loan for you

At Heritage Bank we understand everyone's needs are different, so we take a personalised approach to finding a home loan that suits you. We have dedicated lending specialists who will help you through the application process and beyond - that's the difference a *People first* bank makes.

Features of all our Home Loans*

- ✓ *People first* service from your own dedicated lending specialist
- ✓ Make unlimited additional repayments
- ✓ Online redraw
- ✓ Construction loans available
- ✓ Family Guarantee available
- ✓ Borrow up to a maximum of 95% of the property value for owner occupier, or 90% of the property value for investor (subject to approval and security offered)
- ✓ Lenders mortgage insurance solutions available to support applicants with greater than 5% genuine savings but less than 20% deposit
- ✓ Repayments are calculated monthly
- ✓ Ability to use payments in advance towards your loan instalments
- ✓ First valuation fee covered up to \$330¹

*Excluding Bridging Loans.

¹ Applies to the first security property only, and where the valuation costs exceed \$330, the difference is to be paid by the borrower.

Types of Home Loans

Discount Variable

Looking for a simple low rate, and don't need an offset account? With no monthly administration fee, and a low variable rate, our Discount Variable home loan is just great value, and you can still make unlimited extra repayments to get the balance down sooner.

Fixed Rate Home Loans

Want to lock in a rate now and know exactly how much your repayments will be over the next 1, 2, 3 or 5 years? A Fixed Rate Home loan from Heritage Bank gives you one set interest rate for the duration of the fixed rate period. Your monthly repayments are then set for the fixed term, helping you to budget accordingly. Our Fixed Rate home loan includes some features that most other banks do not offer on Fixed Rate home loans, including unlimited additional repayments² and online redraw.

Standard Variable

Heritage Bank's Standard Variable home loan is our standard home loan product, which can be used alongside a 100% offset account³. With loans starting from \$20,000, this loan may be suitable if you are looking to borrow a smaller amount with your property as security.

² Break fees may apply if, during a period in which the interest rate is fixed, the loan is paid out.

³ Mortgage Crusher 100% offset applies when account balance is over the minimum account balance of \$500 for interest purposes.

Home Advantage Package

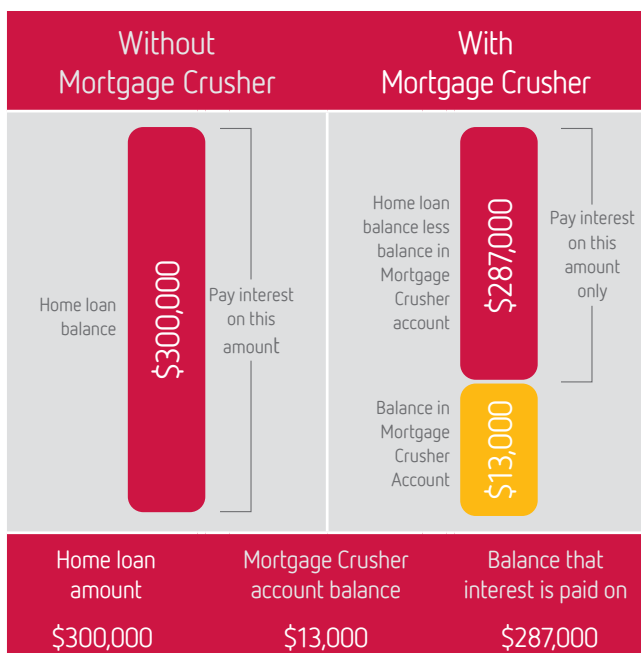
Are you looking for the entire Home Loan package? Simply combine your Heritage Bank Standard Variable or Fixed loan with a Heritage Bank Visa Credit Card into our Home Advantage Package to receive great benefits. For a low annual fee of \$350, you could save with discounts on interest rates and fee waivers, including:

- ✓ a discount off our Standard Variable interest rate
- ✓ \$0 application fee on home loans
- ✓ \$0 annual credit card fee
- ✓ \$0 monthly fee on Standard Variable and Fixed Rate home loans
- ✓ 100% offset account³ on Standard Variable loans

Offset your Home loan

Our **Mortgage Crusher** is our 100% offset account³ that can reduce the amount of interest you pay on your home loan and may help you pay it off sooner. Available with our Home Advantage Package Standard Variable and Standard Variable home loan, this account offers 24/7 access to your money with a Visa Debit Card, Heritage Online, our Mobile Banking App and heaps of ways to pay using your smart devices on the go.

³ Mortgage Crusher 100% offset applies when account balance is over the minimum account balance of \$500 for interest purposes. This material has been prepared without taking into account your objectives, financial situation or needs ('your circumstances'). Before making a decision, consider whether any advice given is appropriate to your circumstances, and read our Guide to Heritage Deposit Products and the Heritage Bank Fees and Limits Guide (available in-branch or at [heritage.com.au](https://www.heritage.com.au))



Example only.

Other ways we can help

Guarantor Support

Purchasing a home without a big enough deposit can be a challenge, particularly if you need to pay Lenders Mortgage Insurance (LMI). Our **Family Guarantee**⁴ allows your family to become guarantor on your loan, by using the equity they have in their own home as security. By doing so you can reduce the loan value ratio (LVR) of your loan to 80% or less and avoid paying LMI, which may help you get into your home sooner.

⁴ Family members who can provide the Family Guarantee are parents, siblings, sons and daughters. Standard Guarantee and legal fees will apply.

Upgrading or moving

Whether you're upgrading to your dream home or moving to a new town, our **Bridging Loan** can help you. On this loan, no regular repayments are required during the 6 month loan term. The total amount owing is payable in full 6 months from the Settlement Date.⁵ This allows you to move into your new home while you sell your existing property. Must be accompanied with a residual loan application.

Accessing equity in retirement

If you own your home, a **Heartland Seniors Finance Reverse Mortgage**⁶ can turn your home into a cash asset. If you are 60 or over, a Heartland Reverse Mortgage can allow you to access some of the equity in your home. Please note that this product is only available through Heritage Bank branches and not through our broker network.

⁵ Total amount owing is inclusive of interest capitalised at the Bridging Loan rate.

⁶ The Heartland Reverse Mortgage is a reverse mortgage product issued by the Heartland Seniors Finance group of companies including Australian Seniors Finance Pty Ltd ACN 108 875 636 Australian Credit Licence 386760 and ASF Custodians Pty Ltd ACN 106 822 780 Australian Credit Licence 386781 ("Heartland").

Heritage and People's Choice Limited (Heritage) only refers potential applicants of the Heartland Reverse Mortgage to Heartland and is not related to Heartland. Heritage will receive a referral fee for any Heartland Reverse Mortgage made to an applicant introduced by Heritage. The referral fee is paid by Heartland and is at no additional cost to applicants. Applications for a Heartland Reverse Mortgage are subject to Heartland's normal loan approval criteria, which includes a valuation. Full terms and conditions will be included in any loan offer. Fees and charges apply.

Home Loan Calculator

If you'd like to crunch the numbers and compare costs we've created a comprehensive calculator to help you out online at [heritage.com.au/home-loan-calculator](https://www.heritage.com.au/home-loan-calculator)

More help & guidance

If you'd like to do some more research about buying or investing, we've written a bunch of articles to help you through the process. Head to [heritage.com.au/buying-a-home](https://www.heritage.com.au/buying-a-home) to learn more today.

All examples are an estimate only and are provided solely for illustrative purposes.

Target Market Determinations available at www.heritage.com.au/TMD.


All loans subject to lending criteria, limits, conditions, fees and charges.

Information correct as at 1 March 2023 and subject to change without notice.

Find out more

 Drop into your nearest Heritage Bank branch

 Visit heritage.com.au

 Call 13 14 22


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Facebook: facebook.com/heritage

Twitter: [@heritagebank](https://twitter.com/heritagebank)

YouTube: youtube.com/HeritagePeopleFirst

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 Talk to us today.

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