



How we're cutting fees.

We're as keen as you are to make your home loan work hard for you. That's why with the UHomeLoan, UBank is keeping fees to a minimum.

No UBank fees whatsoever on our variable rate UHomeLoan.

- Application fees: There are absolutely no application fees when you apply for a UHomeLoan.
- Ongoing fees: There are no regular account keeping fees to worry about once your UHomeLoan is up and running.
- Exit fees: With a variable UHomeLoan if you decide, for whatever reason, to pay out your loan early or to switch to another lender we won't charge you an exit fee.

What you need to know about our fixed rate UHomeLoan.

There are a couple of costs you need to know when you have a fixed rate UHomeLoan. We've listed these below so there are no nasty surprises:

1. Fixed rate fee
 - With a fixed UHomeLoan your rate is automatically locked in as at the date of your application. A Fixed Rate fee of \$395 is payable to guard against any rate increases between the date of your application and settlement (provided your loan settles within 90 days). This fee is waived for fixed rate loans that settle on or between 10 July 2020 and 30 September 2022.
2. Break costs
 - If all or part of a fixed UHomeLoan is paid out early, or if you choose to change your fixed rate to a variable rate or a different fixed rate before your current fixed rate period ends, you may pay break costs. These costs compensate the lender for any loss incurred when you "break" a fixed rate period for any reason. Break costs vary and can be expensive, so we recommend that you contact UBank to discuss the details should you be looking to break a fixed rate loan.

Additional costs.

- Please note the Government usually charges fees for setting up your home loan. These may include stamp duty and registration fees. You may also incur costs from third parties, like any lawyers, conveyancers, building inspectors etc that you use.

Money in and money out.

You can make payments to and from your UHomeLoan in a number of different ways. What's even better is UBank won't charge you a cent to debit or credit your UHomeLoan account, please check with your external bank whether they have any fees and charges. Take a look below to see the transaction methods available:

Type of transaction		
Regular scheduled repayments from nominated bank account	Money in	Free
Additional payments to nominated bank account	Money in	Free
Direct debits	Money in	Free
Direct salary credits	Money in	Free
Other income credits	Money in	Free
BPAY® credits	Money in	Free
Redraw on variable rate loans	Money out	Free

Complimentary request based services.

You may have found with other home loans that there are admin fees charged for certain requests and services incurred in the day-to-day running of your home loan account. But with the UHomeLoan, we're keeping fees to a minimum so take a look below to see what you can do with your loan for free.

Manual transactions This includes manual requests you make for one-off payments, redraws or loan account transfers.	Free
Cash deposits This is when you make cash payments to your loan.	Free
Cheque lodgement This is when you deposit a cheque to your loan.	Free
Dishonour – received cheque This is when a cheque receipt is dishonoured.	Free
Dishonour – loan repayments This is when a loan repayment under your direct debit authority is dishonoured.	Free
Dishonour – direct credit entry This is when a direct credit you initiate is dishonoured due to insufficient funds being in your nominated account.	Free
Direct credit entry stop payment	Free
Dishonour – direct debit entry This is when a direct debit is dishonoured due to insufficient funds in your loan account.	Free

Now that you've settled.

We won't surprise you with any other admin fees at all for services provided once your UHomeLoan is up and running. Here's the proof.

Providing a copy of loan documentation	Free
Telegraphic transfers This is when you ask us to make a Telegraphic Transfer after the settlement of your loan.	Free
Production of title This is when you ask us to produce a title at the Land Titles Office, or consent to any lodgement.	Free
Restructure administration This is when you ask us to restructure a facility (such as opening split accounts or converting from another loan type).	Free
Consent processing This is when you ask us to consent to matters such as a second mortgage, a deceased estate, lease, easement or transfer of ownership, or a loan variation such as a change in borrower/s, security substitution or deed of set off.	Free
Security Variation This is when you ask us to process a security variation that involves, for example, the partial discharging or finalisation of a sub-division of security properties.	Free

Any questions?

If you'd like any more information about the contents of this document, you can speak to one of our advisors on 13 30 80 or visit ubank.com.au

UBank may vary fees and charges or introduce new fees and charges in accordance with your Loan Terms and Conditions booklet.

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