

DCBC SME - Residential Security



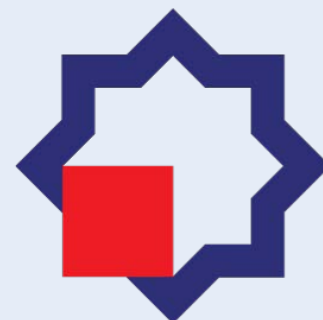
Local Investors and Residents of Australia

Key Features

Borrower rate from

7.75% p.a.

- Business purpose loan
- New purchase, refinance or cash out
- Self-employed, company or trust applicants
- Up to 80% LVR
- Confirmation of Loan Acceptance within 48 hours
- Multilingual Customer Service
- Fully Featured Online Customer Portal



Product Overview

Minimum Loan Amount

AUD \$100,000

Maximum Loan Amount

Client LVR	Maximum Loan Amount
LVR ≤65%	AUD \$2,500,000
LVR >65% to ≤70%	AUD \$2,000,000
LVR >70% to ≤80%	AUD \$1,500,000
Single Borrower Exposure	AUD \$5,000,000

Variable Interest Rate⁽¹⁾

Client LVR	Variable Interest Rate
LVR ≤ 60%	7.75% p.a.
LVR > 60% to ≤ 65%	7.85% p.a.
LVR > 65% to ≤ 70%	8.05% p.a.
LVR > 70% to ≤ 80%	8.35% p.a.

Interest Only Premium

0.30% p.a. loading to the applicable rate

Large Loan Premium

1.00% p.a. loading to the applicable rate for clients with loan amount >AUD \$1,000,000

Alt Doc Premium

0.30% p.a. loading to the applicable rate

Fixed Rate Premium

Fixed Rates - Price on Application
Maximum 5 years Fixed Rate

Loan Term

Minimum 2 years
Maximum 30 years
Maximum 5 years interest only

Borrower Type

Self-employed, company or trust applicants

Repayment Type

Monthly Repayments

Security

Residential security only

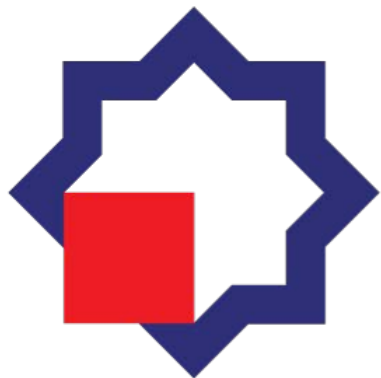
Lender Protection Fees^[2]

Client LVR	Fees Chargeable
LVR ≤ 60%	NIL
LVR > 60% to ≤ 65%	0.50% of the loan amount
LVR > 65% to ≤ 70%	1.00% of the loan amount
LVR > 70% to ≤ 80%	1.25% of the loan amount

Exit Fee before Minimum Term 3 months interest (inclusive of any applicable loadings)^[3]

Fees and Charges^[4]

Conditional Offer	Application Fee	\$990 ^[5]
Settlement	Documentation Fee	\$1,500
	Optional Early Repayment Waiver	0.50% ^[6]
	Search Fee	At Cost
	Registration Fee	At Cost
	Settlement Fee	\$395
Annual	Annual Package Fee	\$395 ^[7]
On Final Repayment of Loan	Discharge Third Party Fee	At Cost
	Product Discharge Fee	\$895



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^[1] The interest rate is calculated by reference to the variable interest rate plus or minus any applicable margin.

^[2] The Lender Protection Fee is a one-off, non-refundable fee paid at settlement used to offset the risk associated with loans of a higher LVR. It may be capitalised into the loan amount up to the maximum LVR.

^[3] Exit Fee payable if the loan is discharged before the minimum loan term of 3 years.

^[4] Other fees and charges are payable.

^[5] Includes one valuation up to \$440. Where valuation exceeds the cost, the difference is payable by the client at settlement.

^[6] Optional one-off, non-refundable fee paid at settlement which waives the requirement to pay the Exit Fee if the loan is discharged before the minimum loan term of 3 years.

^[7] The annual package fee for Year 1 is payable at settlement and on the annual settlement anniversary thereafter.

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