



- **Household insurance**  
This is insurance that covers you for specified events such as fire, burglary or storm damage. We can arrange this for you if you wish.
- **Government duties and procedural costs**  
These include stamp duty, title searches and registration fees.
- **Solicitor and conveyancing costs**  
Conveyancing costs, search fees and stamp duty on the transfer of title will be your responsibility as will government stamp duty on your loan.

## LOAN INTERVIEW CHECKLIST

Once you have saved your deposit and signed a contract with a suitable finance clause included, it's time to arrange a loan application interview. Relax, it's more like a friendly chat and is certainly nothing to get nervous about. Make sure you're prepared because it will speed up your approval process. Once your application and interview is complete you should have the green light in a few days.

You need to bring with you:

- Evidence of current income e.g. pay slips.
- Evidence of savings e.g. Bank statements.
- Details of your financial commitments.
- Details of your assets.
- Proof of identity.
- Solicitor's details.
- Building plans and approvals.

## INSURANCE

Heritage acts as an agent for a number of insurers and can arrange various classes of insurance. Talk to us for more information.

## UNLEASHING THE WEALTH IN YOUR HOME

Your home is an asset that can be used for additional borrowing for the things you want such as property and share investments, education, holidays, and act as a general line of credit. Equity is the amount of your home you own. For example, if your home is valued at \$250,000 and you owe \$150,000, you have \$100,000 equity in your home.

### Living Equity Line of Credit Facility

- Borrow against the home equity for personal expenditure.
- Borrow up to 85% of the value of the home. For example, if your home is valued at \$200,000 you can borrow up to \$170,000.
- You can reduce your loan by directly crediting your salary and paying extra funds into the loan. It can be used as a mortgage eliminator, savings and transaction account, as well as a source of ongoing finance.

For more information on Heritage Home Loans call into your local Heritage Branch, Mini Branch or Community Branch, phone 13 14 22 or visit [www.heritageonline.com.au](http://www.heritageonline.com.au).

This document contains information about Home Loans. For more information contact your local Heritage Branch or phone 13 14 22.

Information on upfront and ongoing costs of the off-set and transaction accounts mentioned is available at any Heritage branch or by phoning 13 14 22. You should consider that information before deciding whether to open one of those accounts.

All loans are subject to approval and qualifying criteria apply. Fees, charges and conditions apply.

Information is current as at effective date stated below. All product terms and conditions are subject to change.

[www.heritageonline.com.au](http://www.heritageonline.com.au)

SAVINGS  
INVESTMENTS  
LOANS

 **Heritage**  
Building Society

Heritage Building Society Limited  
ABN 32 087 652 024 AFS Licence No. 240984  
Effective 05/08 LE001

TYPES OF HOME LOANS  
HOW TO OWN YOUR HOME SOONER  
FEES AND CHARGES  
LOAN INTERVIEW CHECKLIST  
INSURANCE

 **Heritage**  
Building Society

# PEOPLE FIRST IS THE WAY

## WE DO BUSINESS

At Heritage, we do things a little differently to the banks. For starters, we're owned by members, not shareholders, so our focus is always on putting 'People first' by providing member benefits - in the form of better rates and better service - rather than maximising profits. In everything we do, we put 'People first'. We actively encourage people to come in to our branches. We keep them open for longer hours. We don't turn our backs on less-populated and rural areas. And unlike the banks, we're opening new branches all the time, instead of closing them.

## HOME LOANS

Heritage has been financing people's dreams of home ownership since 1875, so we like to think we're up to the job. And that's not just our opinion. Peers and independent judges think so too. During recent years Heritage has won multiple awards for its home lending service and products. We've been voted Australia's Best Building Society by Australian Banking and Finance Magazine and Your Mortgage Magazine.

Borrowing for a home or investment is a major decision and while you're putting a lot of thought into finding the right property take your time and consider what Australia's largest building society, Heritage, can do for you.

## TYPES OF HOME LOANS

### OWNER OCCUPIED & INVESTMENT

Features include:

- Variable or fixed rate loans available.
- Variable rate loans include a choice of premium variable, standard variable and basic variable with a range of options to choose from according to individual needs.
- Flexibility for qualified applicants to switch the loan between a fixed and variable rate.
- Flexibility to split the loan into fixed and variable loans.
- Consolidation and refinance loans available.
- Rate Guarantee available on fixed rate loans.

### PROFESSIONAL PACKAGE\*

This package is suitable for borrowers with qualifying loans wishing to roll all their main banking needs into one package with one annual fee.

Features include:

- One annual fee for all Home Loans linked to the package.
- Your choice of Heritage Visa Card with no annual fee.
- Heritage transaction account with free Heritage transactions and generous fee free zones on other transaction types.
- Discounts on insurances\*\* arranged through Heritage.

*\* In order to be eligible for the Professional Package a member must: fulfil minimum borrowing requirements including maintaining a variable rate loan or living equity loan within the Package, hold a qualifying Heritage Visa Card and transaction account and the Package holder must have their salary credited to the transaction account.*

*\*\* Discounts only apply to premium amounts above the minimum premium established by Allianz Australia Insurance Ltd ABN 15 000 120 850 AFSL 234708.*

### VACANT LAND

Features include:

- Qualified applicants can convert loan to a home loan when you are ready to build on it.

- Maximum term is 30 years and the interest rate is the same as a standard owner occupied home loan.
- Variable and fixed rate options available.

### INTEREST ONLY

These loans are available for residential investment properties. With this loan you make payments equal to the interest charged on the loan. Maximum terms do apply on this style of loan.

### LIVING EQUITY

This loan is a revolving equity line of credit with associated features that best suit your unique requirements.

### BRIDGING LOANS

These loans are designed to provide short-term home finance. It is typically used by owner-occupiers purchasing a new home with the intention of selling their existing home shortly thereafter. Features include:

- No monthly administration fees.
- No regular repayments are necessary.
- Interest is capitalised and additional repayments can be made without penalty.
- Term of the loan is six months.

## HOW TO OWN IT SOONER

Heritage's range of products and options means you can choose the right home loan and repayment method that best suits you, helping you own more of your home sooner.

- Making **weekly or fortnightly repayments** reduces the term of the loan and can save you thousands of dollars over the life of the loan
- Making **additional or larger repayments** than the required amount reduces the principal faster and can save you thousands of dollars in interest.

- An **offset account** operates like a savings account but instead of paying interest it reduces the amount of interest you pay on your home loan. This account applied to an eligible home loan can save you thousands of dollars in interest. Heritage offers two offset accounts:

- **The Loan Offset Account** is an everyday access account that offers partial interest offset against the loan.
- **The Mortgage Crusher Account** is an access account offering 100% interest offset.

## FEES AND CHARGES

Heritage aims to keep fees and charges lower than banks and other financial institutions, but there are processing and Government charges involved in setting up your loan.

- **Application fees**  
This fee goes toward the cost of processing your loan. Your application fee can be reduced on selected loans when you package other nominated Heritage products with your home loan.
- **Mortgage preparation costs**  
These services are FREE on Heritage home loans.
- **Valuation fee**  
When it is necessary for Heritage to have multiple properties or land independently valued, a valuation fee will apply to the second and each subsequent property. This fee is paid to a registered valuer.
- **Lenders mortgage insurance†**  
A once-only premium which is included in your loan where required, and insures the Society against loss in the event of a forced property sale shortfall. It doesn't lessen the liability of the borrower, who is ultimately responsible to repay any loss incurred by the mortgage insurer.

*† Not applicable in some circumstances*