

Lending Facilities Fees & Charges Guide

Effective as of 20 January 2025

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About this guide

This guide outlines fees related to personal and business lending facilities, including home loans, home equity lines of credit and business or commercial loans, overdrafts and bank guarantees. This guide provides you with information about Bank of Sydney products and helps you to identify fees related to acquiring or holding such products or services.

Other fees such as banking and transaction fees that may be applicable to our personal and business transaction and savings accounts, credit cards and other general services may also apply depending on the product you hold with us. For such fees, see the 'General Banking Fees & Charges Guide'.

This guide forms part of our product disclosure statement, and may be read in conjunction with:

- Bank of Sydney Deposit, Savings & Transaction Accounts Product Disclosure Statement
- Terms and Conditions for Internet Banking
- Terms and Conditions for Visa Debit Cards

These documents can also be found on our website banksyd.com.au or in any of our branches. Please contact us on 13 95 00 if you have any enquiries.

All fees and charges stated in this guide are applicable in Australian dollars (AUD) unless otherwise stated.

Section 1 - Home Loan and Personal Facilities

BOS Basic Home Loan, Expect More Home Loan and Standard Variable Loan

Fees at Settlement	Charge
Application Fee - excluding Loans for Bridging and Construction purposes	\$0.00
Application Fee - for Bridging and/or Construction purposes Payable upon approval of the loan to cover the application processing costs.	\$600.00 for Bridging purposes \$300.00 for Construction purposes
Settlement Fee Per loan agreement secured by residential property. This fee covers the following in relation to the settlement: <ul style="list-style-type: none"> • Loan telegraphic transfer • Consumer credit enquiry • Up to 2 Company Searches (thereafter charged at \$50 each) • Land title searches • Searches of caveats, covenants and encumbrances <i>Payable at the time of new loan settlement only, variations and top ups to existing loans will not incur the settlement fee.</i>	\$200.00 per loan agreement
Valuation Fee The cost of having the security valued by a third party (this can vary depending upon the location, size, value, type of property).	Waived up to \$420.00 value for initial application. Valuation costs above \$420.00 are an additional cost. Subsequent valuations are at cost.
Legal Fees These costs cover all services and preparation of legal documents for the home loan. Additional security includes additional security property (per property), Guarantee (per guarantor) and review of Trust (per Trust).	\$250.00 fixed fee, plus \$100.00 per additional security
Searches <ul style="list-style-type: none"> • Land Title Searches • Business Name Searches • Company Searches (2 searches free for Home Loans where a Settlement fee applies)	\$30.00 per item \$50.00 per item \$50.00 per item

Fees during the life of the loan	Charge
Annual Package Fee - for Expect More Home Loans only Charged from your nominated primary loan account and payable on the loan start date and then payable annually on the same day each year as your loan start date.	\$125.00 p.a. per Offset facility
Monthly Fee - for Variable Home Loans only (not available for sale)	\$10.00 per month
Redraw Fee Charged when you complete a redraw from additional repayments made to your loan.	Nil – Online redraw \$25.00 each – In-branch redraw
Progress Inspection Valuation Fee - for Construction purposes only This fee applies to loans for construction purposes, when we request a progress inspection to be conducted according to loan agreement.	At cost
Progressive or Additional Drawdown Fee This fee applies to loans for construction purposes and/or when additional drawdowns are requested.	\$100.00 per drawdown

Personal Line of Credit - Home Equity Maximiser, Personal Overdraft (Maximiser)

Personal Overdraft (Maximiser) accounts were removed from sale from 30 July 2021.

Fee	Charge
Application Fee Payable upon approval of the loan to cover the application processing costs.	1% of loan amount, minimum charge of \$200.00 – Maximiser \$400.00 – Home Equity Maximiser

Fee	Charge
Monthly Account Keeping Fee Payable on the last day of each month.	\$10.00 per month
Settlement Fee Per loan agreement secured by residential property. This fee covers the following in relation to the settlement: <ul style="list-style-type: none"> • Loan telegraphic transfer • Consumer credit enquiry • Up to 2 Company Searches (thereafter charged at \$50 each) • Land title searches • Searches of caveats, covenants and encumbrances <i>Payable at the time of new loan settlement only, variations and top ups to existing loans will not incur the settlement fee.</i>	\$200.00 per loan agreement
Legal and Valuation Fee	At Cost

Personal Loans

Personal Loans were removed from sale from 30 July 2021.

Fee	Charge
Application Fee Payable upon approval of the loan to cover the application processing cost.	1% of loan amount, minimum charge of \$200.00 – Personal Loan
Monthly Account Keeping Fee Payable on the last day of each month.	\$10.00 per month

Other fees that may be applicable to your Home Loan and Personal facilities

Fee	Charge
Rate Lock Fee Applies when you want to lock in a fixed interest rate on your home loan. Valid for 90 days from the date we process your request.	0.20% of loan amount, minimum charge of \$395.00
Searches <ul style="list-style-type: none"> • Land Title Searches • Business Name Searches • Company Searches (2 searches free for Home Loans where a Settlement fee applies)	\$30.00 per item \$50.00 per item \$50.00 per item
Loan Variation Fee Payable when transferring to a different home loan product or varying the term of a loan. For example: <ul style="list-style-type: none"> • Transferring a variable rate product to a fixed rate product • Convert from home loan to an investment home loan • Loan top up <i>Note: This fee will not apply to a renegotiation of loan contract terms made under a hardship application.</i>	\$300.00 plus legal and valuation costs, and search fees where applicable
Default Notice Fee Charged to the account if you receive a Default Notice on your loan.	\$20.00 per notice
Late Payment Fee All late payment fees will be charged monthly where the whole or any part of the loan repayment has been in arrears for more than 7 days. Fee is assessed on occurrence and capitalised monthly. When this fee is charged (capitalised) it must be paid immediately along with the outstanding repayment (amount overdue).	\$20.00 per occurrence
Consent to Dealings This fee may be applicable if you request: <ul style="list-style-type: none"> • Consent to lease, sub-leases, variation to leases; strata plan applications • Consent to a second mortgage • Any other dealing to be registered against the Security Property 	\$200.00 per dealing plus legal costs where applicable

Fee	Charge
Re-documentation Fee This fee is applicable when a loan document needs to be amended before settlement and Bank of Sydney prepares a new document.	\$200.00 per item
Discharge of Mortgage Fee Charged when a discharge of security is required and we prepare your mortgage for discharge. This fee also applies to security substitution requests.	\$400.00 per security, plus third-party costs including legal costs
Break Costs - for Fixed Rate Loans only	You may have to pay this if you pay your loan off in full, make an early or extra repayment, or make other changes to your loan during any fixed-rate period. More details and method of calculation are given in the Consumer Lending Terms and Conditions booklet, and the Break Cost Fact Sheet.

Section 2 – Business Facilities

Overdrafts

Fee	Business Overdraft	ResiSec Business Overdraft
Application Fee - for new loans and increase in funds	On application	On application
Loan Management Fee	\$50.00 per month	\$20.00 per month
Overdraft Facility Fee	On application	On application
Overdraft Limit Repayment and Cancellation Administration Fee	\$150.00 per item	

Business and Commercial Loans

Fee	Business or Commercial Loan	ResiSec Business or Commercial Loan
Application Fee - for new loans and increase in funds	On application	On application
Loan Management Fee	\$50.00 per month	\$20.00 per month
Redraw Fee	N/A	Nil for online \$100.00 per item (staff assisted)

Commercial Construction Loan

Fee	Charge
Application Fee - for new loans and increase in funds	On application
Loan Management Fee	\$50.00 per month
Construction Loan Line Fee Payable quarterly in advance on the loan amount approved.	On application
Additional/Progressive Drawdown Fee	\$200.00 per drawdown

Bank Guarantees

Fee	Charge
Bank Guarantee Fee Payable annually in advance	On application

Other fees that may be applicable to your business/commercial loan or overdraft facility

Fee	Charge
Searches <ul style="list-style-type: none"> • Land Title Searches • Search of Caveats, Covenants and Encumbrances • Business Name Searches • Company Searches and Credit Enquiries 	\$30.00 per item \$20.00 per item \$50.00 per item \$50.00 per item
Valuation Fee The cost of having the security valued by a third party (this can vary depending upon the location and access available to the property).	At cost
Legal Fees These costs cover all services and preparation of legal documents for the loan, as all documents the parties have to sign should be handled by a legal team.	At cost
Loan Variation Fee Payable when transferring to a different product or varying the term of a loan. E.g. Extending Interest only period	\$300.00 plus third party costs including legal costs
Late Payment Fee All late payment fees will be charged monthly where the whole or any part of the loan repayment has been in arrears for more than 7 days. Fee is assessed on occurrence and capitalised monthly. When this fee is charged (capitalised) it must be paid immediately along with the outstanding repayment (amount overdue).	\$50.00 per incident
Default Notice Fee Charged to the account if you receive a Default Notice on your loan.	\$20.00 per notice
Rate Lock Fee Applies when you want to lock in a fixed interest rate on your home loan. Valid for 90 days from the date we process your request.	0.20% of loan amount, minimum charge of \$395.00
Consent to Dealings This fee may be applicable if you request: <ul style="list-style-type: none"> • Consent to lease, sub-leases, variation to leases; strata plan applications • Consent to a second mortgage • Any other dealing to be registered against the Security Property 	\$200.00 per dealing plus legal costs where applicable
Re-documentation Fee This fee is applicable when a loan document needs to be amended before settlement and Bank of Sydney prepares a new document.	\$200.00 per item
Discharge of Mortgage Fee Charged when a discharge of security is required and we prepare your mortgage for discharge. This fee also applies to security substitution requests.	\$400.00 per security, plus third-party costs including legal costs
Commitment Fee Applicable if the facility has not been partially or fully drawn down 60 days after acceptance of the facility agreement. Fee is calculated daily from the 60th day after acceptance until the following occurs: <ol style="list-style-type: none"> The loan is partially or fully drawn down; or The loan is withdrawn 	1.5% p.a. of the approved loan amount
Early Repayment Charge Applicable if loan is repaid within the first 4 years.	30 days interest at the Standard Variable Rate of the applicable product type calculated at the highest debit balance of the loan from settlement until repayment
Break Costs - for Fixed Rate Loans only	You may have to pay this if you pay your loan off in full, make an early or extra repayment, or make other changes to your loan during any fixed-rate period. More details and method of calculation are given in the Consumer Lending Terms and Conditions booklet, and the Break Cost Fact Sheet.

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