

Supplementary Product Disclosure Statement

Our Fees & Charges Product Disclosure Statement (PDS) has been updated. The fees outlined below have been amended, as detailed.

This Supplementary Product Disclosure Statement (SPDS) complements the Bank's 'Fees & Charges' PDS (v08/2019) and any other PDS. Should you require any further information, please do not hesitate to contact Bank of Sydney Ltd on 13 95 00.

The fees outlined below have been removed:

Home Loans (Owner Occupier & Investment) – Page 25

Home Loans (Owner Occupier & Investment)	Fixed	Variable
Application Fee	\$400.00	\$400.00

Rate Conversion (Variable to Fixed) – Page 26

Expect More Home Loan Package	
Rate Conversion (Variable to Fixed)	NIL (Rate Lock Fee applies if the fixed rate is to be locked)

Priority Agreement Fee (\$150.00 plus legal costs) – Page 27

In relation to a prior or subsequent mortgage from another institution.

Renegotiation Fee (\$400.00) – Page 28

Applies to all loans for renegotiation of loan terms or borrowers or security (excluding Substitution of Security) or reduction in loan amount.

Cancellation of Settlement Fee (\$50.00) – Page 28

Payable by the party that caused the cancellation.

Vetting Fee (\$200.00) – Page 28

This fee is applicable when the Bank's internal legal department reviews leases, purchase contracts and trust deeds.

Settlement Attendance Fee (\$150.00) – Page 28

Payable on settlement when one of the officers of the Bank has attended.

Early Repayment of Loan Administration Fee (\$300.00) – Page 28

Payable if the loan is fully repaid before the end of contracted loan term. Applicable to Business Loans, Commercial Loans, Investment Home Loans to Companies and only applicable to Home Loans, Investment Home Loans & Personal Loans to Individuals settled before 1/7/2011.

Deferred Establishment Fee (0.4% of loan amount or \$700.00 min.) – Page 28

Home Loans, Investment Home Loans and Residential Construction Loans to Companies. Payable if the loan is at a discounted interest rate and is fully repaid within the first 4 years.

Repayment Holiday Fee - Home Loans, Investment Home Loans and Personal Loans (\$100.00) – Page 28

Payable on approval of each repayment holiday where repayments are suspended for up to 3 months.

Security Substitution Fee (\$350.00 plus legal costs) – Page 29

Overdraft Limit Repayment & Cancellation Administration Fee (\$150.00)* – Page 29

Applicable to Business Overdrafts and only applicable to Maximisers & Equity Maximisers to Individuals settled before 1/7/2011.

*This fee has been removed for consumer lending products. However, the fee remains applicable for business overdrafts.

Terms relating to the following fees have been amended:

Additional Disbursement Fee (Progressive Drawdown) – Page 25 and 26

Home Loans (Owner Occupier & Investment)	Fixed	Variable
Additional Disbursement Fee (Progressive Drawdown)	N/A	\$95.00

Expect More Home Loan Package	
Additional Disbursement Fee (Progressive Drawdown)	\$95.00

Update:

Additional Disbursement Fee (Progressive Drawdown) - \$50.00* for all home loan products

*This fee applies for consumer lending products. Progressive Drawdown Fee for commercial loans remain unchanged, as outlined on page 23 of the Fees & Charges PDS.

Consent to Dealings Regarding Security Property (\$200.00 plus legal costs) – Page 27

Payable when you request one of the following:

Request for consent to lease, sub-leases, variation to leases, strata plan applications and any other dealing to be registered against the Security Property.

Production of title or any other documents at the Department of Lands or any other authority.

Update:

Consent to Dealings Fee also encompasses requests for Priority Agreement.

Document Preparation Fee – Page 27

This fee is applicable for each of the security documents prepared internally by the bank (including re-documentation):

Mortgage (property) \$200.00

Security Agreement \$200.00

Guarantee & Indemnity \$50.00

Update:

This fee has been renamed to “**Re-Documentation Fee**” (\$200.00) which is applicable when a loan document needs to be amended before settlement.

Switching Fees – Page 30

Switching Fees	
Payable when your request to change your loan particulars or change your loan type is approved. <i>Note: No Renegotiation Fees apply.</i>	
From Fixed to Variable	\$350.00 plus break costs payable in accordance with the loan terms and conditions.
From Variable to Fixed	\$350.00
From Interest Only to Principal and Interest	\$350.00
From Principal and Interest to Interest Only	\$350.00
From Term Loan to Line of Credit (Application fee may also apply)	\$350.00

Update:

This fee has been renamed to “Loan Variation Fee” and covers the scenarios described in the above table. The “Loan Variation Fee” also encompasses the following:

- Rate Conversion (Variable to Fixed) for Expect More Home Loan Package
- Renegotiation
- Loan top ups
- Security substitution

Fee amount has been **reduced** to **\$300 plus legal costs where applicable**.