

Lending Fees & Charges – A Simple Guide

Home Loans

Establishment Fees – The following fees are those that you may incur as a result of the bank setting up your new loan.	
Application Fee – Incurred when you apply for a new loan, additional funds on your current loan or when changing your loan.	\$150
Search Processing Fee – Payable for the bank to perform a title search or other searches relating to your application.	\$50 per search
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).	On Application
Document Preparation Fee – The cost of preparing the loan documents for your new loan or application. The amount varies based on the complexity of the loan application.	\$100-\$600
Settlement Fee – To process the settlement of your loan, additional funds on your current loan or when changing your loan.	\$100
Agent Lodgement Fee – Payable for an agent of the bank to attend the settlement of your property or lodging the security interests attached to your loan	\$125
Fixed Rate Lock Fee – When you apply for a fixed rate loan, this allows you to lock in the fixed rate at the time of your application for up to 3 months until settlement, regardless of subsequent rate increases. If fixed rates are reduced the lower of the two rates applies.	\$600 + 0.15% of the loan amount.
Fixed Rate Lock Late Application Fee – If you apply for a Fixed Rate Lock after the initial loan application is lodged this fee is payable in addition to the Standard Fixed Rate Lock Fee.	\$250
Building Loan Fee – Payable for the additional administration required for a building loan and the Builder administration of progress payments.	\$100 - Contract Builder
Guarantee Administration Fee – Payable when the Bank accepts a guarantee as security in connection with your loan to cover the additional administration required throughout the loan process.	\$250
External Costs – These are fees and costs that you may incur during the loan set up process that are charged by external parties that need to be factored into your budget.	
Progress Inspection Fee (inclusive of GST) – is payable each time our Valuer inspects building works in order to recommend that we make a progress payment and is debited to the loan account at the time of the inspection.	
Lenders Mortgage Insurance (LMI) – Insurance offered by an external provider that enables you to buy a home with less than a 20% deposit. This is a fee (or premium) that is paid to the external provider to insure the lender (the bank) against non-payment or default on your home loan and can generally be added on top of your loan amount. If LMI is applicable, your lender will be able to provide a quote during the application process.	
Legal Fees – Fees payable to seek legal advice and representation during the process of buying or selling a house.	
Consent or Production Fees – Fees payable to another security provider for the consent and/or production of a security. Production fee of \$150 is payable per document we produce to any Land Titles Office. For example, a lender has the 1st mortgage, and you consent to obtaining a 2nd mortgage on your property.	
Registration Fees and Stamp Duty – is payable to any government body for registration and/or stamp duty payable. This is debited to your loan account when we become aware that the registration fees and/or stamp duty must be paid and is payable after that as part of your loan account balance.	
Solicitor Fees – Fees that may be charged by solicitors when acting on BDCU Alliance Bank's behalf in preparing security documents and settling your loan.	
Solicitor Disbursements – Fees for disbursements that may be payable to solicitors acting for us in preparing the security documents and settling your loan.	

Home Loans (cont.)

Ongoing and Miscellaneous Fees – Below are a collection of fees and charges that may be applicable to your loan depending on the type of loan you have set up and requests you make of the bank over the life of the loan.

Complete Monthly Service Fee		\$15 p/m
Variation Fees	Simple Variation – A request for Consent or Loan Term Extension.	\$150
	Complex Variation – A request to substitute one security for another.	\$300
Repayment Recalculation Fee – Payable when the Bank agrees to your request to recalculate your loan repayments, in the event of a principal reduction, removal of all or part of your advance position which is available for redraw or change in repayment frequency. If your loan repayments are not sufficiently in advance of your scheduled repayments to cover this fee, then you will immediately need to make a sufficient payment to cover the fee, to your loan account		\$50
Rate Variation Fee – Payable when you ask us to renegotiate a new interest rate		\$100
Interest Prepayment Fee – Applicable to Interest Only loans; the fee is payable when the Bank agrees to your request to calculate the amount of interest you will be charged over the upcoming financial year and then prepay that amount in one lump sum. This fee is debited from your loan account. If the loan repayments are not sufficiently in advance of your scheduled repayments to cover this fee, then you will immediately need to make a sufficient payment to cover the fee, to your loan account.		\$85
Online Redraw Fee – Charged when completing a redraw.		Free
Manual Redraw Fee – Charged when you complete a redraw from your loan at a branch.		Free
Default Fee[#] – Debited to your account when you are in default. This fee is debited to your loan account every 30 days thereafter for so as you remain in default.		\$35
Discharge Administration Fee – Charged when you ask the bank to prepare your loan for discharge.		\$350
Duplicate Fee – Is payable for each copy of any document you request.		\$16.50
Bank Cheque Fee – Is payable for each Bank Cheque drawn.		\$10

Personal Loans

Personal Loan Establishment Fees

Application Fee – (Secured and Unsecured) Incurred when you apply for a new loan.		\$250 / \$150
Document Preparation Fee – The cost of preparing the loan documents (Secured Personal Loans only).		\$100
Security Processing Fee – Charged to lodge an interest against the security e.g. vehicle (Secured Personal Loans only).		On Application

Ongoing & Miscellaneous Fees

Monthly Service Fee		\$5 p/m
Online Redraw Fee – Charged when completing a redraw online.		Free
Manual Redraw Fee – Charged when you complete a redraw from your loan at a branch.		Free
Early Repayment Fee[#] – Charged if the loan is paid out before the original term.		\$20
Default Fee[#] – Payable any time your loan is in arrears.		\$35
Duplicate Fee[#] – Is payable for each copy of any document you request.		\$16.50
Bank Cheque Fee – Is payable for each Bank Cheque drawn.		\$10

[#]This fee will not be charged where the bank is notified that all borrowers to the loan are deceased. Fees will continue to be charged where a service is performed. Please be aware this is a guide to the most common fees charged. A full description of all fees that may be incurred during your loan term will be detailed within the loan contract and Schedule of Fees, Charges and Account Rebates.

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