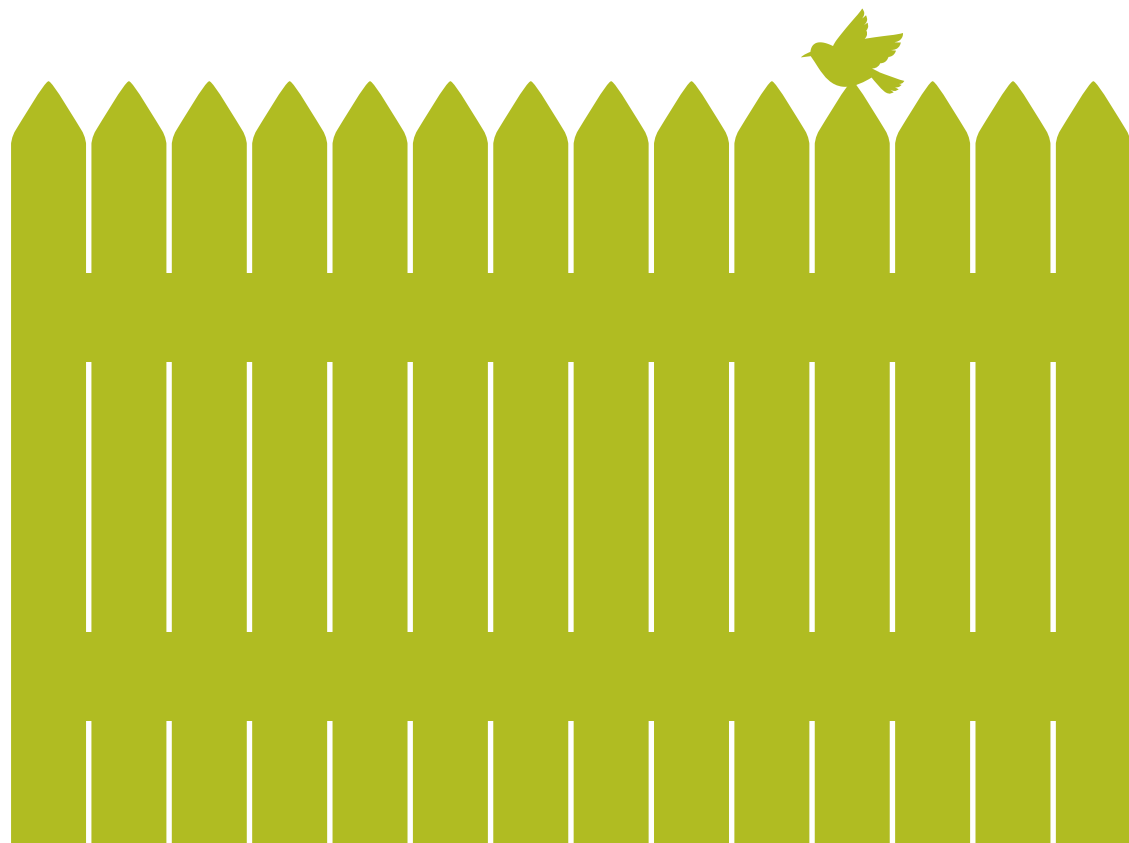


Make yourself at home with the UHomeLoan

You've probably got a few questions about UBank and the UHomeLoan. You should find all of the answers right here. And if you have something specific in mind, just click on the relevant link below to go straight to the answer. Otherwise, read on to find out more.

- [Who is UBank?](#)
- [What are the features & benefits?](#)
- [Is this right for me?](#)
- [What are the repayment options?](#)
- [Is there someone I can talk to?](#)
- [How do I apply?](#)



1 INTRODUCTION

Take the short way home.

Home loans can be complicated. So we've taken the time, hassle, and stress out of refinancing with the UBank UHomeLoan. Whether you're refinancing to consolidate debt, to renovate your home or simply to make big savings, the UHomeLoan could be just what you're looking for.

Short. And sweet.

We don't think it should take weeks upon weeks to refinance your home loan. And we don't think it should require mountains of paperwork, or visits to bank managers – so you can apply to refinance with us completely online. We also feel it's important to be there for you every step of the way. That's why we're here on the end of the phone, 24/7 – with a real person to help you from application right through to settlement.

Take a quick look around.

So, if you want to refinance the quick and easy way – you'll find all the information you need right here.

 **Play our 3 minute video at ubank.com.au to see how easy it is to refinance with a UHomeLoan.**

 **Use our online calculator to find out how much you can borrow and how much we can save you.**

2 WHO IS UBank?

UBank is all about you.

We exist for you. Hence our name. We're innovative and fair. You won't find hidden fees, financial jargon or false promises. But you will find highly competitive rates, great products and 24/7 service from real people based right here in Australia.

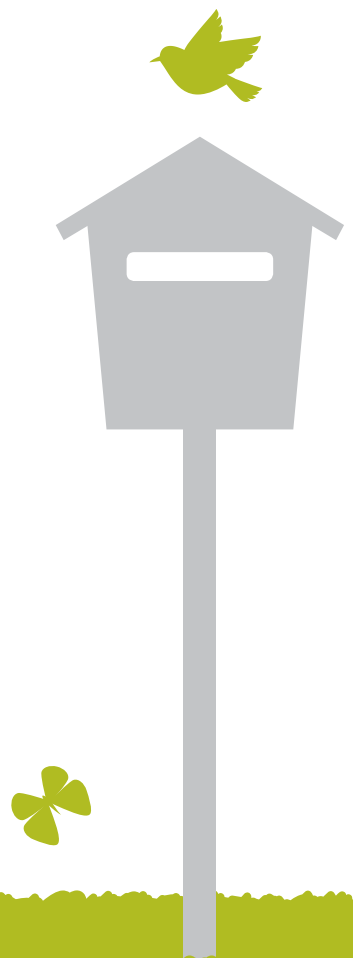
What we stand for.

It's not just what we say that makes us different. It's what we do. So here's what we guarantee every time you come to us:

- Highly competitive rates with no hidden agendas.
- We've made applying fast and easy – with our step-by-step online application.
- We've kept fees to a minimum.
- We're completely transparent with our interest rates – we'll even show you competitor rates so you can compare for yourself.
- We'll reward you for your loyalty.
- We'll treat you like a real person, not an account number.

We're backed by nab

Because UBank is a division of NAB, you can feel safe in the knowledge that we're backed by the financial strength and global capabilities of one of Australia's most established banks.





3 FEATURES AND BENEFITS

Three big reasons. One easy decision.

▶ **Play our 3 minute video at ubank.com.au to see how easy it is to refinance with a UHomeLoan.**

1. Save money

- We'll give you a fantastic interest rate. Visit ubank.com.au for our current rates.
- There are no application fees with a UHomeLoan – which means more of your money stays where it belongs – in your pocket.
- You won't pay any ongoing admin fees at all once your loan is up and running.
- We'll give you fee-free, unlimited redraws.
- We'll reward you with a 0.10%p.a. Loyalty Discount off the variable interest rate when you've held our variable rate UHomeLoan for 3 years. After which you'll earn the discount for the life of your UHomeLoan. Alternatively, if after 3 years, you roll from a fixed rate UHomeLoan to a variable rate UHomeLoan, you'll receive the discount on the variable rate UHomeLoan.

2. Save time

- Our fast and easy online process from application to settlement makes refinancing simple – and stress free.
- You can do most things online with minimal paperwork.
- Using My UHomeLoan, you can manage all your home loan needs online, 24/7 including redraws, additional repayments and checking your balance.
- After applying we can confirm, in as little as 30 minutes, whether you've been approved to proceed to the next stage of the process.
- We'll send you email updates every step of the way. And you can track the progress of your application with our handy online Application Tracker, allowing you to keep track of your application status, so you will have full visibility of the process from start to finish.

3. Save worry

- We're backed by the financial strength of NAB – one of Australia's most established banks.
- We're here for you 24/7 – you can give us a call anytime on **13 30 80**, day or night and speak to one of our Direct Home Loan Specialists.

Take a closer look at the UHomeLoan

FEATURE	FIXED UHOMELoAN		VARIABLE UHOMELoAN	
Product type		Choose from 1, 3 or 5 year terms. Perfect if you want to avoid the worries of fluctuating interest rates. With a fixed loan, a fee of \$395 will be charged to guard against any rate changes between approval and settlement (as long as this is less than 60 days). After 60 days, the loan will default to a variable rate. This fee applies every time you lock your rate during the loan term.		Perfect if you're looking for a low, ongoing variable interest rate which allows you to redraw extra cash if you're ahead of repayments.
Application fee	✗	No application fees.	✗	No application fees.
Admin fees	✗	No ongoing admin fees.	✗	No ongoing admin fees.
Additional repayments	✓	You can make extra repayments but you will need to pay break costs if you repay all or any part of your loan early.	✓	You can make extra repayments to pay off your loan sooner.
Redraw	✗	Not available.	✓	Easily access extra cash if you're ahead of scheduled repayments (minimum \$1000).
Manage your loan online	✓	Using My UHomeLoan you can change your payment frequency, keep track of your balance, transactions and payments online, 24/7.	✓	Using My UHomeLoan you can easily make additional repayments, redraw and keep track of transactions online, 24/7.
Interest only payment option	✓	Pay the interest on the loan, and no repayments on the principal for a specified timeframe.	✓	Pay the interest on the loan, and no repayments on the principal for a specified timeframe.
Maximum loan size (LVR)	80%	You can borrow up to 80% of the property's value.	80%	You can borrow up to 80% of the property's value.
Flexible repayment options	✓	Weekly, fortnightly or monthly.	✓	Weekly, fortnightly or monthly.
Split loans	✓	You can split your UHomeLoan up to four times with a minimum split of \$20,000.	✓	You can split your UHomeLoan up to four times with a minimum split of \$20,000.
Portability	✓	If you buy another home, you could keep the same loan and secure it against your new home.	✓	If you buy another home, you could keep the same loan and secure it against your new home.
Offset	✗	Not available.	✗	Not available.
Break costs/Exit Fees	✓	There may be break costs if you switch from a fixed to variable rate, or partly or wholly pay out the loan early.	✗	No break costs.



4 WHAT TYPES OF HOME LOAN DOES UBANK OFFER? IS THIS RIGHT FOR ME?

So many loans. So little time.

There are so many different types of home loans out there, it can get really complicated. And the fact is, because your situation is unique, what works for your neighbour mightn't work for you.

But if you're looking to refinance your existing loan online with a fantastic interest rate, with no application or ongoing admin fees, and a real person on the end of the phone, 24/7 – then the UHomeLoan could be just what you're looking for.

Making sure you're eligible to apply.

You're eligible to apply for a UHomeLoan if you can answer 'yes' to all the following statements:

- I'm an Australian resident
- I'm over 18 years old
- I have an Australian residential address
- I receive regular income (excluding unemployment benefits)
- I'm not self-employed
- I'm looking to refinance a current home loan and borrow up to 80% of the property's value
- I have a single residential property which is a house/unit over 50sqm, to use as security
- For joint applications, the security property must be owned by both borrowers.

Then if you decide to apply, you need to think about what sort of rate you're looking for – fixed, variable, or a bit of both. . . .

Variable rate home loan.

- Perfect if you're looking for a low, ongoing variable interest rate that allows you to redraw extra cash if you're ahead of repayments.
- You can also increase your repayment frequency and make additional one-off repayments without paying additional fees, so you could save money and own your home sooner.

Fixed rate home loan.

- This rate will suit you if you want to avoid the worries of fluctuating interest rates. When you apply for a fixed UHomeLoan, a Fixed Rate fee of \$395 will be charged to your loan to guard against any rate changes between approval and settlement, as long as this is less than 60 days. After 60 days, the loan will default to a variable rate UHomeLoan.
- The UHomeLoan offers terms of 1, 3 & 5 years. At the end of your fixed term you can rollover to another fixed period if that suits or you can roll into a variable rate loan.

You don't have to decide between flexibility and certainty. You can get the best of both worlds by fixing some of your loan and applying a variable rate to the rest.

 **To apply, or get the latest interest rates, simply visit ubank.com.au**

 **Or use our online calculator to find out your repayments with a fixed or variable UHomeLoan**

5 REPAYMENT OPTIONS

Two easy repayment options.

Our UHomeLoan gives you the choice of two different repayment options.

1. Principal and Interest - repayments will be made up of both your home loan amount (the principal) and an interest amount, paid over the life of your loan.

2. Interest-only - you'll only be paying off the interest due on your loan for an agreed period of time. The principal (loan balance) will not reduce if you pay interest only. This option is available for up to 10 years, after which you may (subject to approval), renegotiate another interest-only term. With an interest-only UHomeLoan you can still make additional repayments on top of your regular repayments and this will reduce your loan balance.

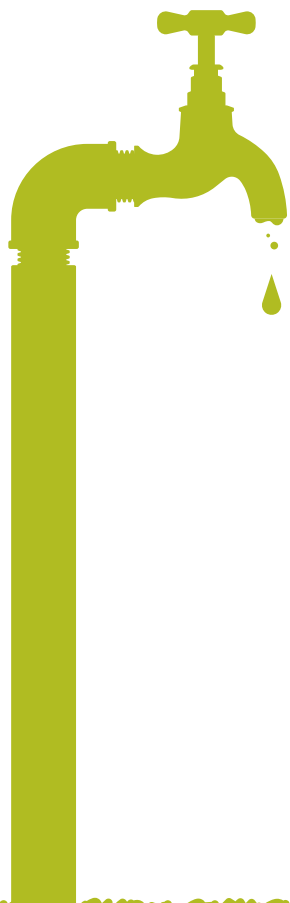
The upside of interest-only: Your repayment amount will be lower, making the earlier years of your home loan easier to manage.

The downside of interest-only: In the long run, it costs more. That's because at the end of the Interest-only period you'll still owe the same amount as when you took out your home loan.

How to make repayments.

Choose a repayment option that works best for you:

- **Direct debit** – have the repayment amount automatically drawn from your chosen bank account, either weekly, fortnightly or monthly.
- **Salary credit** – have your employer pay a certain amount of your salary directly into your home loan account. The frequency of your repayments can be weekly, fortnightly or monthly depending on what your employer can do.
- **BPAY®** – transfer funds electronically by using a simple BPAY biller code and your Loan ID.
- **EFT** – transfer funds from your chosen bank account using internet banking either weekly, fortnightly or monthly.



6 OUR DIRECT BANKING CENTRE

Here for you. All the way there.

Refinancing your home loan can feel like a big step. But with a UHomeLoan, we'll be here to support you every step of the way. Our Direct Home Loan Specialists are always on hand whenever you need to talk to someone – 24/7. So if you ever have a question, there's always a real person on the end of the line to answer it.

Everything you need. At the end of the phone.

- If you're unsure which home loan is right for you, we can help you figure it out.
- If you're wondering how things are going once you apply, we're here any time of the day (or night) to answer your questions.
- And if you need help looking after your loan, all it takes is one simple phone call.



Got a question?

Then give us a call on 13 30 80 anytime, 24/7.

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Hassle free home loans.

Refinancing your home loan can be a bit of a hassle – up until now. If a UHomeLoan is right for you, your loan will be up and running in 7 easy steps. Here's how it works.

Step 1 – Apply

Apply securely online with our easy step-by-step application at ubank.com.au. You can even save a part-completed application and then finish it later. The first step is to give us information about you and the loan you're applying for.

Step 2 – Approval to proceed to the next stage

Once we have reviewed your information, we'll confirm in as little as 30 minutes whether you are eligible to proceed to the next stage of the process.

Step 3 – Verification

This is where we ask you to send us some documents so we can check the details you provided on the application form. Don't worry it's quick and easy – we've developed a tool that lets you upload your documents securely online.

Step 4 – Valuation

We'll organise an independent valuation of your property as security for your loan.

Step 5 – Assessment

We'll review your needs, financial position and objectives and offer you a UHomeLoan if it's right for you.

Step 6 – Approval

It's official! If we think a UHomeLoan is right for you, we'll confirm your loan is approved and send you the contract pack to read, sign and send back to us.

Step 7 – Settlement

The big milestone - congratulations!! Your new UHomeLoan is now up and running - and it's time to sit back, relax and enjoy all the benefits (and savings) of having a UHomeLoan.

You'll always know where you're at...

From the moment you apply, until we call to welcome you, we'll keep you updated with regular emails so you always know where things are at, and what comes next. We've also developed an online Application Tracker allowing you to keep track of your application status, giving you full visibility of the process from start to finish.



8 INFORMATION NEEDED TO APPLY

Ready to apply?

Great! The first thing is to make sure you've got these documents handy:

- Proof of your rental income
- Payslips
- ATO Tax Return, Assessment Notice or Payment Summary
- Mortgage statements
- Property ownership i.e. council rates or Certificate of Title
- Discharge authority
- Details on any assets or liabilities you have
- Credit card statements
- Loan statements
- Council rates notice

Then apply online using our easy step-by-step application at ubank.com.au – it takes less than 30 minutes.



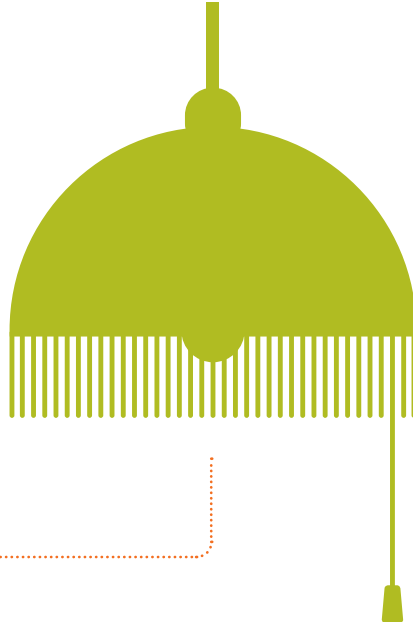
You can even save a partially-complete application and then finish it later.

9 HELPING YOU MAKE MORE OF YOUR MONEY

Get there faster.

Once your UHomeLoan is settled, there are a few simple things you can do to pay off your home loan quicker. Check out the ideas below for a variable rate UHomeLoan. You never know, you could end up paying a lot less in interest charges, and shave years off your loan.

- If interest rates fall, try not to reduce your home loan repayments.
- Make lump sum repayments whenever you can. Got some spare savings – then invest them in your home loan. You'll pay off your loan much faster.
- And if you can, make your repayments more frequently than required – like weekly or fortnightly instead of monthly.



10 Q & A

Answering the curly ones.

Got a question? Take a look below and see if we've answered it. But if we haven't tackled what's on your mind, give us a call anytime on **13 30 80** and speak to a real person.

Why would I refinance?

People have lots of reasons for refinancing, but one of the most common is to help with cash flow by having lower repayments over a longer term. However you can also refinance to access equity in your property for purposes such as renovation or debt consolidation. Whatever your reason, whether it's to renovate your home, to lower your repayments or to consolidate debt, the UHomeLoan has been developed especially for people looking to refinance an existing home loan.

How much can I borrow?

This depends on your individual circumstances, but to help give you an idea, we have an online calculator you can use to estimate how much you may qualify for. Please note that the minimum loan amount for the UHomeLoan is \$100,000 and the maximum amount is \$1 million, subject to approval.

Does the UHomeLoan have any application fees?

No. The good news is that we're keen to make your home loan work harder for you by keeping fees charged by UBank to a minimum, so UBank will not charge you any application fees when you apply for a variable UHomeLoan.

Please note that when you refinance with UBank you may still incur costs from your existing lender or other external legal expenses. Also with a fixed UHomeLoan, UBank will lock your rate at loan approval, charging a fee of \$395 to guard against any rate changes between loan approval and settlement, as long as this is less than 60 days. After 60 days, the loan will default to a variable rate.

What paperwork do I need to apply for a UHomeLoan?

We generally require the following documents once you have completed the UHomeLoan application. We may also need you to complete a 100 Point ID Check to confirm your identity.

- Income evidence (generally your 2 most recent pay slips and most recent PAYG summary);
- Rental income evidence if you have an investment property;
- Loan statements for the loan(s) we are refinancing; covering the last 6 months.
- A recent copy of your council rates notice.

What happens once I have applied for a UHomeLoan?

After applying we can confirm in as little as 30 minutes whether you've been approved to proceed to the next stage of the process. If you do proceed to the next stage, we'll review your needs, financial position and objectives and offer you a UHomeLoan if it's right for you.

Can I apply for a UHomeLoan face to face?

We don't use a branch network, so you can't 'walk in' to a branch. Instead, you can apply online with our easy step-by-step application. If you have any questions along the way, you can call **13 30 80** and speak to a real person, 24/7.

Whats is My UHomeLoan?

My UHomeLoan is your online tool for managing your loan. You can redraw, transfer funds between your accounts and keep track of transactions and balances.

All the terms, in terms anyone can understand.

Home loans are full of complicated terminology. But we've de-jargoned some of the most common expressions, to make things easy.

Basis points	You hear this term quite a lot on the news. One basis point equals 0.01% interest, 25 basis points equals 0.25%, and so on.
Comparison interest rate	A rate including both the interest rate and most fees and charges payable during the life of the loan. Note that costs such as redraw fees or early repayment fees, and cost savings such as fee waivers, aren't included in the comparison rate and may influence the cost of the loan.
Drawdown	Literally the point when the lender provides the loan funds.
Break costs/exit fees	A fee which may be payable if you make certain changes. These include switching the loan from a fixed to variable rate, or partly or wholly paying out the loan prior to the expiry of the fixed rate period. The cost is the lender's estimate of financial losses resulting from the change.
Equity	The amount of an asset that's owned (e.g. the value of the property less any outstanding loans secured by the property).
Fixed interest rate	An interest rate that's locked in for a specified period of time.
Government charges	Refers to various charges payable to government. Examples include stamp duty and transfer, and mortgage registration fees. Amounts vary for each Australian State and Territory.
Interest-only loan	You pay the interest accrued on the loan and no repayments on the principal for a specified timeframe.
Loan to value ratio (LVR)	The total amount of the loan divided by the appraised value of the property. For example, if a property is valued at \$300,000 and the loan amount is \$240,000 then the LVR is 80%.
Portability	The ability to move a loan from one security to another. For example, you can usually take your current loan with you when buying a new home by swapping the security held on the loan to the new property.
Fixed Rate fee	If there are fluctuations in the market by the time your home loan is settled, the fixed interest rate you end up with may not be the same as when you applied. Therefore with a fixed UHomeLoan, UBank will lock your rate at loan approval, charging a fee of \$395 to guard against any rate changes between loan approval and settlement (as long as this takes less than 60 days). After settlement, this fee applies each time you rate lock. If the loan is settled 60 days after approval, the loan will default to a variable rate UHomeLoan.
Redraw	If you've made additional repayments you can withdraw those funds from the loan.
Split loans	Also known as the best of both worlds. You can split your loan into more than one loan account and have a fixed rate loan account and a variable rate loan account.
Variable interest rate	An interest rate that's not locked in for a specified timeframe and can fluctuate over the life of the loan.



We're here for you. 24/7

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