



## Things you need to know about the special Upfront Discount Offer

UBank is offering eligible UHomeLoan applications a special Upfront Discount Offer of 0.25%p.a. off the UHomeLoan Standard Variable Rate. This special offer is for a limited time and brings forward and replaces UBank's standard UHomeLoan Loyalty Discount of 0.10%p.a., which normally applies after three (3) years (the Standard Loyalty Discount).

To qualify for this special Upfront Discount Offer, the UHomeLoan application must be –

- Submitted online at [ubank.com.au](http://ubank.com.au) on or after 25 January 2013;
- Refinance applications must be unconditionally approved within six (6) weeks from the date of the online application (your application is unconditionally approved when you receive an email from us that states it has been approved);
- Purchase applications must be as a minimum, pre-approved within six (6) weeks from the date of the online application (your application is pre-approved when you receive a secure mail from us that states it has been pre-approved; your application is unconditionally approved when you receive an email from us that states it has been approved);
- Settled within the time period stated in the Loan Offer; and
- A new application – eligible customers must not have applied for a UHomeLoan in the three (3) months prior to the offer start date of 25 January 2013.

The Upfront Discount Offer may be closed to new applications at any time at UBank's discretion (applications submitted before the Upfront Discount Offer is closed will still be eligible to receive the Upfront Discount Offer if all other eligibility criteria are met).

Fixed rate loans or fixed rate portions do not qualify for the Upfront Discount Offer, even after the fixed rate period expires, but will receive the Standard Loyalty Discount of 0.10%p.a. after three (3) years on the UHomeLoan Standard Variable Rate. The variable portion of a part variable/part fixed rate UHomeLoan will qualify for the Upfront Discount Offer from settlement.

Any variation on your UHomeLoan after its settlement that sees the loan change from a Standard Variable Rate loan to a Fixed Rate loan will no longer qualify for the Upfront Discount Offer and the loan will revert to the standard Terms and Conditions. This means your loan will be eligible for the Standard Loyalty Discount after three (3) years, which applies on the UHomeLoan Standard Variable Rate.

For the current UHomeLoan Standard Variable Rate (including Comparison Rate) or for more information go to [ubank.com.au](http://ubank.com.au)

Information current as at 17 December 2013 and subject to change. Terms and conditions, government fees and charges and lending criteria apply. UHomeLoan Terms and Conditions are available at [ubank.com.au](http://ubank.com.au). UBank is a division of National Australia Bank Limited ABN 12 004 044 937 AFSL and Australian Credit Licence 230686.