

# Home and Investment Loans



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# Welcome

This booklet outlines the key features and benefits of St.George home loans. From a fixed or variable rate, to low doc or investment loans we can make buying your home easy.

The information provided in this brochure is a summary only. For specific details of the products and services listed, please:

- Visit any branch and speak to our friendly staff
- Call us on 13 33 30
- Go to [stgeorge.com.au](http://stgeorge.com.au)



**Home buying  
made easy.**

# Home loans at a glance

	Basic Home Loan	1-5 year Fixed Rates	Standard Variable Rate	Portfolio Loan	Low Doc and Low Doc Portfolio Loan	Seniors Access/Seniors Access Plus
<b>Variable interest rate</b>	✓		✓	✓	✓	✓
<b>Fixed interest rate</b>		✓		✓	✓	
<b>Redraw via Phone and Internet (on application)</b>	✓	✓ <sup>6</sup>	✓	✓ <sup>1</sup>	✓ <sup>1</sup>	
<b>Advantage Home Loan Package</b>		✓	✓	✓		
<b>Interest Offset<sup>2</sup></b>		✓	✓	✓ <sup>1</sup>	✓ <sup>1</sup>	✓
<b>Can be used for building</b>			✓	✓	✓ <sup>3</sup>	
<b>Internet and Phone Banking</b>	✓	✓	✓	✓	✓	✓
<b>Split Loan available</b>		✓	✓	✓	✓	
<b>Additional payments</b>	✓	3 <sup>4</sup>	✓	3 <sup>4</sup>	3 <sup>4</sup>	✓
<b>Weekly/Fortnightly repayments</b>	✓	✓	✓	✓	✓	
<b>Interest-based repayments</b>	✓	✓	✓	3 <sup>5</sup>	3 <sup>5</sup>	
<b>Easy for family to guarantee part of loan</b>	✓	✓	✓			
<b>Home Loan Protection</b>	✓	✓	✓	✓	✓	

1. These features are incorporated into the structure of the Portfolio Loan and Low Doc Portfolio Loan without the need to apply.
2. A partial interest offset facility is available on fixed rate products. A full interest offset facility is available on our Standard Variable Rate, Low Doc Variable and Seniors Access Home Loans.
3. Building loan not currently available on the Low Doc Portfolio Loan.
4. Maximum \$10,000 per year during a fixed rate period before break costs apply.
5. Minimum repayments on Portfolio Loan and Low Doc Portfolio Loan are the total of interest charges and any monthly administration fee.
6. Redraw is only available for loans fixed on or after 30 November 2009 and can only redraw up to the value of the prepayment threshold.



## Basic Home Loan

The St. George Basic Home Loan is a straightforward variable rate home loan that has a competitive interest rate and no monthly administration fees. You still receive the flexibility to make weekly or fortnightly repayments, additional payments as well as a redraw facility.

## Fixed Rate Home Loan

The interest rate on many of our home loans can be fixed for periods of 1 to 5 years. The rate is guaranteed not to change during the period you select. With a fixed rate you know exactly how much you need to repay, which can be especially helpful when you're budgeting.

At the end of the fixed rate period, the interest rate converts to the applicable variable home loan rate or you can choose another fixed rate period. However, if you repay or change the loan before the end of the current fixed interest rate period, break costs may apply. Although the rate is fixed, you'll still find this a very flexible loan. You can make weekly or fortnightly repayments, choose to have a partial interest offset facility and you can even make limited additional payments before break costs apply. You can also make limited redraws if you have made additional repayments during the fixed period.

## Portfolio Loan

The St.George Portfolio Loan is the home loan that works to help you get ahead and help you secure the financial future you want.

As you pay off your home, a Portfolio Loan lets you access your increasing equity to make other investments and build your assets such as shares, an investment property or holiday home, a new car or your children's education. It's up to you.

With one credit limit and the unique benefit of up to 10 flexible sub-accounts, the St.George Portfolio Loan is the only loan you'll ever need.

### Two steps to getting ahead faster

You can think of a Portfolio Loan as a two-step strategy to accelerate your financial goals:

#### 1. Portfolio Loan could help you pay off your home faster

First, by depositing your salary and any savings directly into your Portfolio Loan you immediately reduce the principal and therefore the interest you pay on your loan.

#### 2. Invest while you pay off your home

With a Portfolio Loan, you can start investing while still paying off your home loan. As you build up the equity in your home, Portfolio Loan makes it simple to take advantage of investment opportunities as they come along. Whether you spot your dream investment property or you would like to participate in a new share offering, the flexibility of your Portfolio Loan lets you quickly take advantage of these opportunities without having to face a mountain of paperwork.

Unlike other equity loans, a St.George Portfolio Loan makes it easy to separate your investments from your home loan just by adding a sub-account. This makes tax management easier and allows you to choose how you manage each investment.

## Low Doc Home Loans

If you're self-employed, experience uneven cash flows or have your personal and business income and expense records combined, it may be difficult to meet a bank's standard home loan application requirements.

To consider your application for a Low Doc Home Loan we require:

- Loan statements for the past six months for any loan to be refinanced with a St.George Low Doc home loan.
- Latest account statements on any other debts or loans you may have that are not being refinanced by a St.George Low Doc home loan.
- Last 12 months Business Activity Statements "BAS".

Choose from:

- Low Doc Portfolio Loan.
- Low Doc Variable Rate Home Loan.
- Low Doc Fixed Rate Home Loan.

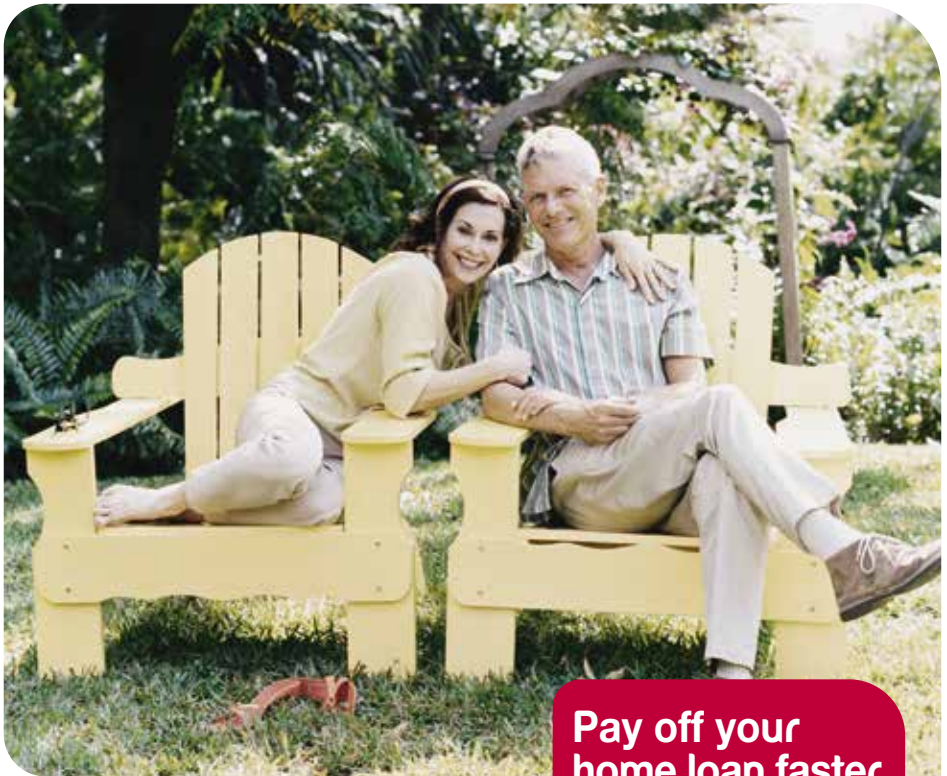
## Seniors Access Home Loan

With the St.George Seniors Access Home Loan you can easily access the equity in your home to supplement your lifestyle.

The St.George Seniors Access Home Loan is a variable rate home loan that is secured by a mortgage over your owner-occupied property. You borrow against a portion of the equity you have in your home, while still enjoying all the benefits of living there.

To be eligible to apply for the St.George Seniors Access Home Loan, all applicants must be 63 years or older and must own their home outright\*.

Repayment of the total amount owing is deferred until the property is sold, the borrowers are no longer living in the house or all borrowers are deceased. If you wish, you may make payments on the loan at any time at a St.George branch or via Phone and Internet Banking.



\*Restrictions apply depending on the age of the youngest borrower, and the location and value of the property. Borrowing limits apply.

# Home loan options

## Advantage Home Loan Package

The St.George Advantage Home Loan Package recognises the need for an all-in-one solution that could help put more money in your pocket with exceptional savings and value. The package offers special discounted home loan interest rates on a range of St.George home loan products. The package includes an eligible home loan,\* your choice from one of the eligible credit cards, and a transaction account for all your day-to-day banking.

The one low annual fee of \$395 covers all regular fees for your preferred eligible home loan, eligible credit card and a transaction account for all your day-to-day banking.

## Relocation Home Loan

Trying to coordinate the sale of an existing property while buying a new one can be stressful. If you don't synchronise the two, you could end up needing expensive bridging finance, or you might be unable to secure the new house you want.

But there is a better way to manage your finances between buying and selling. With the St.George Relocation Loan, you can buy your new property before you've sold the old one.

We can lend you:

- The deposit for the new property straight away
- The balance at settlement
- Additional expenses such as stamp duty and moving costs.

You can even move into your new property immediately and get your old property looking great – without the added stress of living in it. You can even apply for a Relocation Home Loan if your current home loan is not with St.George.

## Renovation Home Loan

If you want to renovate or extend your home, a St.George Renovation Home Loan can lend you a hand. It offers a flexible means of changing your home to suit the way you live.

## Flexible Choice Home Loan

The St.George Flexible Choice Home Loan lets you combine the security and predictability of a fixed rate loan with the flexibility of a variable rate loan. You can choose a fixed rate for a portion of your loan to protect you from any change in interest rates. You decide how much of the loan you want at a fixed rate. The other portion of the loan is at a variable rate, so you can repay this part of your loan faster by making extra payments.

\*Subject to approval under the bank's prevailing credit criteria.  
Advantage package conditions of use apply, and are available at [stgeorge.com.au](http://stgeorge.com.au)





## Family Pledge

Whether you're buying your own home or an investment property, the St.George Family Pledge makes it easy for a parent or other family member to guarantee part of your home loan.

The result is that you get into your home faster, with help from your family.

## Full Interest Offset Facility

If you want to take full advantage of your savings and pay off your home quickly, the St.George full interest offset facility is for you.

### Here's how it works:

1. A full interest offset facility is available on our Low Doc Variable, Seniors Access and Standard Variable Rate Home Loans.
2. Allows you to link your Complete Freedom Account to your home loan to benefit from the interest offset facility.
3. Each day we fully offset the balance in your Complete Freedom Account against the amount you owe on your home loan.
4. Interest on the home loan is calculated daily and charged monthly only on the net amount (your loan balance less your Complete Freedom Account balance) on that day.

### Example

- \$250,000 If your home loan balance is \$250,000 on a day.
- \$50,000 And your savings account balance is \$50,000 on that day.
- \$200,000 Then you only pay interest on \$200,000 for that day.

## Residential Building Loan

This loan can make any construction project more cost-efficient by allowing you to make progress payments to builders after each stage of building has been inspected and verified.

To apply for a residential construction loan, we'll need you to supply us with:

- Construction cost estimates – tenders, costs and quotes from your builder.
- Council-approved plans and specifications, including any conditions of approval.
- Written details of any work to be carried out by you, or your family, friend(s) or sub-contractor(s).

We write to you, usually within six weeks of approval, about when you can start building. Residential Construction Loans are available on Standard Variable, Low Doc, and Portfolio Loans.

## Insurance options

St.George offers a range of insurance products that will have you covered for most eventualities.

### St.George Home and Contents Insurance<sup>1</sup>

With Home and Contents Insurance cover you get a flexible choice of contents and/or building cover to:

- Protect valuable items in and away from your home.
- Choose from three levels of cover to suit your needs and add optional cover as required.

When arranging home finance for peace of mind ask your lender about home and contents cover today.

### St.George Home Loan Protection<sup>2</sup>

Home Loan Protection is an affordable and easy solution designed to:

- pay a lump sum in the event of your death (Life Cover) or are diagnosed with a serious medical condition (Recovery Cover); and
- pay a monthly amount if you cannot work due to injury or illness or involuntary unemployment (Repayment Cover). Ask your lender about Home Loan Protection today.

## St.George Protection Plans<sup>3</sup>

Protection plans provide a range of insurance solutions to protect you and your loved ones, should something unexpected happen.

- You can tailor the policy to your individual needs through Term Life, Total and Permanent Disablement and Income products.
- You can choose how the benefit payment can be used to meet those needs if something unexpected happens, such as clearing debts, living and medical expenses or to make any necessary lifestyle changes.

## St.George Deposit Protect Bond\*

Want to buy a new home but have your funds tied up in other investments? Simply use a Deposit Protect Bond. It acts as your legal deposit until you settle on your new home, and is a widely accepted form of deposit.

1. St.George Home and Contents Insurance is issued by Westpac General Insurance Limited ABN 99 003 719 319 (WGIL) and distributed by St.George Bank, a Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL 233714 ACL 233714 (St.George). This insurance is optional and not a condition of the loan. You can choose to arrange insurance with the insurer of your choice.

2. St.George Home Loan Protection is issued by St.George Life Limited ABN 88 076 763 936 (St.George Life) and distributed by St.George Bank, a Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL 233714 ACL 233714 (St.George).

An investment in St.George Home and Contents Insurance or St. George Home Loan Protection (the policies) is not an investment in, deposit with or any other liability of St.George, or any other company in the Westpac Group (the Bank). The Bank does not guarantee payments under the policies (the policies). A Product Disclosure Statement (PDS) for each policy and Financial Services Guide is available at any St.George Bank Branch. You should consider the PDS before you decide to buy, hold or dispose of the policies.

3. For St.George Protection Plans, the insurer is Westpac Life Insurance Services Limited ABN 31 003 149 157 (Westpac Life). All St.George Protection Plans are issued by Westpac Life, except for Term Life as Superannuation. For Term Life as Superannuation, the issuer is Westpac Securities Administration Limited ABN 77 000 049 472 (WSAL). The trustee of Term Life as Superannuation is WEAL which is part of the Superannuation Division of Westpac Master Trust ABN 81 236 903 448 SFN 281412 SPIN WFS0012 AU RSE R1003970.

\* St.George Deposit Protect Bonds are issued by St.George, and are guaranteed by Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian Credit Licence 233714.

## For further information

-  Ask at any branch
-  Call us on 13 33 30, 8.00am to 8.00pm  
Monday to Saturday (Sydney time)
-  Ask your lender, our lender can also  
come to you
-  Visit [stgeorge.com.au](http://stgeorge.com.au)



[stgeorge.com.au](http://stgeorge.com.au)



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