
Home Loans

A personalised approach to finding a home loan that suits you.



Heritage Bank

People first.

💬 Talk to us today.

Find the right loan for you

At Heritage Bank we understand everyone's needs are different, so we take a personalised approach to finding a home loan that suits you. We have dedicated lending specialists who will help you through the application process and beyond - that's the difference a *People first* bank makes.

Features of all our Home Loans*

- ✓ *People first* service from your own dedicated lending specialist
- ✓ Make unlimited additional repayments
- ✓ Online redraw
- ✓ Construction loans available¹
- ✓ Family Guarantee available
- ✓ Borrow up to a maximum of 95% of the property value for owner occupier, or 90% of the property value for investor (subject to approval and security offered)
- ✓ Lenders mortgage insurance solutions available to support applicants with greater than 5% genuine savings but less than 20% deposit
- ✓ Repayments are calculated monthly
- ✓ Ability to use payments in advance towards your loan instalments
- ✓ First valuation fee covered up to \$330²

*Excluding Bridging Loans.

¹Excludes Fixed Loans.

²Applies to the first security property only, and where the valuation costs exceed \$330, the difference is to be paid by the borrower.

Types of Home Loans

Discount Variable

Looking for a simple low rate, and don't need an offset account? With no monthly administration fee, and a low variable rate, our Discount Variable home loan is just great value, and you can still make unlimited extra repayments to get the balance down sooner.

Fixed Rate Home Loans

Want to lock in a rate now and know exactly how much your repayments will be over the next 1, 2, 3 or 5 years? A Fixed Rate Home loan from Heritage Bank gives you one set interest rate for the duration of the fixed rate period. Your monthly repayments are then set for the fixed term, helping you to budget accordingly. Our Fixed Rate home loan includes some features that most other banks do not offer on Fixed Rate home loans, including unlimited additional repayments³ and online redraw.

³ Break fees may apply if, during a period in which the interest rate is fixed, the loan is paid out.

Other ways we can help

Guarantor Support

Purchasing a home without a big enough deposit can be a challenge, particularly if you need to pay Lenders Mortgage Insurance (LMI). Our **Family Guarantee**⁴ allows your family to become guarantor on your loan, by using the equity they have in their own home as security. By doing so you can reduce the loan value ratio (LVR) of your loan to 80% or less and avoid paying LMI, which may help you get into your home sooner.

Upgrading or moving

Whether you're upgrading to your dream home or moving to a new town, our **Bridging Loan** can help you. On this loan, no regular repayments are required during the 6 month loan term. The total amount owing is payable in full 6 months from the Settlement Date.⁵ This allows you to move into your new home while you sell your existing property. Must be accompanied with a residual loan application.

⁴ Family members who can provide the Family Guarantee are parents, siblings, sons and daughters. Standard Guarantee and legal fees will apply.

⁵ Total amount owing is inclusive of interest capitalised at the Bridging Loan rate.



Other ways we can help cont'd...

Home Loan Calculator

If you'd like to crunch the numbers and compare costs we've created a comprehensive calculator to help you out online at heritage.com.au/home-loan-calculator

More help & guidance

If you'd like to do some more research about buying or investing, we've written a bunch of articles to help you through the process. Head to heritage.com.au/buying-a-home to learn more today.

Find out more

 Drop into your nearest Heritage Bank branch

 Visit [heritage.com.au](https://www.heritage.com.au)

 Call 13 14 22

 Connect with us

Facebook: [facebook.com/heritage](https://www.facebook.com/heritage)

YouTube: [youtube.com/HeritagePeopleFirst](https://www.youtube.com/HeritagePeopleFirst)

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