

HomeStart Community Lending Products.



Product	FlexiCom Indexed	FlexiCom Principal and Interest (P&I)
Product options	100% primary loan or 90% primary loan plus a 10% Advantage Loan.	Principal and Interest loan.
Loan to Value Ratio (LVR)	Assessed on a project to project basis.	Assessed on a project to project basis.
Maximum term	20 year term, with repayments based on 30 years + residual payment.	20 year term, with repayments based on 30 years + residual payment.
Interest only repayments	Yes. Available on Construction option only.	Yes. Available on Construction option only.
Primary loan repayments	<p>Option 1 – initial repayments are based on the project cash flows and notional term of up to 30 years. Repayments subject to annual CPI increases.</p> <p>Option 2 – initial repayments based on 100% of first full month's interest, with repayments increasing by CPI annually and will not alter with changes in interest rate.</p>	Standard Principal & Interest in line with interest rates.
Advantage Loan repayments	The Advantage Loan does not initially require repayments.	Not applicable.
Primary Loan interest rate options	<p>Variable interest rate Community Lending Variable Reference Rate (CLVRR) plus a margin. Set quarterly.</p> <p>Fixed interest rate 1 – 5 years available at Community Lending Fixed Reference Rate (CLFRR) plus a margin.</p> <p>Split rate Yes</p>	<p>Variable interest rate Community Lending Variable Reference Rate (CLVRR) plus a margin. Set quarterly.</p> <p>Fixed interest rate 1 – 5 years available at Community Lending Fixed Reference Rate (CLFRR) plus a margin.</p> <p>Split rate Yes</p>
Advantage Loan interest rate	Interest accrues at a subsidised rate. The subsidised interest rate applies until either the loan is repaid in full or transferred to the primary loan.	Not applicable.
Fees	Please see Fees & Charges schedule.	Please see Fees & Charges schedule.
Redraw	All redraws are at HomeStart's discretion.	All redraws are at HomeStart's discretion.
Security	1st registered mortgage over residential property or any other security deemed necessary to protect HomeStart.	1st registered mortgage over residential property or any other security deemed necessary to protect HomeStart.

To get started, call 1300 636 878.
Visit homestart.com.au for more information.

Terms, conditions and eligibility criteria apply. Fees and charges are payable.
Information correct as at June 2010 and may change without notice.



HomeStart
FINANCE