



ABN: 67 067 649 885 Australian Credit Licence: 245415

## Lending Fees & Charges Brochure

Date of Disclosure: 10<sup>th</sup> July 2024

***The information provided in this brochure about fees and charges applicable to our loan products is indicative only. The actual credit fees and charges members become liable to pay are determined by the loan contract and will be disclosed in the loan offer document. The information in this brochure is subject to that offer document***

### LOAN ESTABLISHMENT FEES

Payable to cover the cost the Credit Union incurs in establishing your loan and is payable when your loan is funded. It does not include other fees and charges also payable at the time of entering into the loan such as those associated with the settlement of the loan

Premium Smart Home Loan	Includes CWCU Establishment Fee, Valuation fee for 1 residential property and Solicitors fee	\$325.00
Smart Housing Loans	Includes CWCU Establishment Fee, Valuation fee for 1 residential property and Solicitors fee	\$650.00
Special 2 year Fixed Rate Smart Loans	Includes CWCU Establishment Fee, Valuation fee for 1 residential property and Solicitors fee	\$ 0.00
Smart Investment Home Loans	Includes CWCU Establishment Fee, Valuation fee for 1 residential property and Solicitors fee	\$650.00
Minimiser Housing Loan	Includes CWCU Establishment Fee, Valuation fee for 1 residential property and Solicitors fee	\$850.00
Investment Property Loan	Includes CWCU Establishment Fee, Valuation fee for 1 residential property and Solicitors fee	\$650.00
Mortgage Equity Loan	Includes CWCU Establishment Fee, Valuation fee for 1 residential property and Solicitors fee	\$850.00
Personal Loan Application Fee Set-Off Loan Car Loan Overdrafts (excluding Visa Access)	Includes CWCU Establishment Fee,	\$150.00

**OTHER FEES THAT WILL APPLY TO YOUR MORTGAGE SECURED LOAN**

Registration of Mortgage Fee	Payable to the NSW Land Registry Services to have your mortgage registered	\$175.70
Registration of Discharge of Mortgage Fee	Payable to the NSW Land Registry Services to have your mortgage discharge registered	\$175.70
Discharge of Mortgage Fee Agents Fee	Payable to CWCU Solicitors when you repay your loan and your mortgage is required to be discharged	\$365.42

**OTHER FEES THAT WILL APPLY TO YOUR CAR LOAN**

Car search fee	Payable to Australian Financial Security Authority to register CWCU's interest in your motor vehicle – includes motor cars, motor bikes, motor boats, caravans	\$8.00
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**OTHER FEES THAT MAY APPLY TO YOUR MORTGAGE SECURED LOAN**

Building Progress Inspection Fee	Is payable for each time our Valuer is expected to inspect building works in order to recommend that we make a progress payment.	\$132.00
Fixed Rate Loan Break Cost Fee	Payable if you: <ul style="list-style-type: none"> <li>• Make partial prepayments on a Fixed Rate loan which exceeds \$10,000 in any year of your loan and includes paying off the loan in full</li> <li>• Switch your Fixed Rate loan before the fixed rate period expires</li> </ul>	To be advised when we calculate the fee
Loan Redraw Fee	Applies to Minimiser Home Loan and is payable at time of application	\$50.00
Switch Fee	Is payable when you apply to switch your loan from one housing loan product to another	\$300.00
Variation Fee	Payable if you wish to: <ul style="list-style-type: none"> <li>• 'top-up' an existing loan</li> <li>• Vary an existing loan ie substitution/release of security NB other fees may also be applicable ie Valuation* and Solicitors**</li> <li>• refix the interest rate on a Fixed Rate Housing Loan before the expiry of the current fixed rate term</li> </ul>	\$150.00 \$150.00 \$300.00
Lenders Mortgage Insurance (LMI)	We may require you to pay LMI when the loan exceeds 80% (for owner occupied loans) or 75% (for Investment loans) of the valuation amount of the security property. LMI protects us (not you) against the potential loss we may incur if you can't repay your loan. If the security property is sold and the proceeds are insufficient to fully repay the loan, we may recover the outstanding amount under our LMI policy. The LMI provider may seek to recover the outstanding amount from you as you are still responsible for repaying the whole loan. The LMI premium is included in the total loan amount and is collected on your behalf and passed to our insurance provider	We will charge what the insurer charges us.
Production Fees	Payable when CWCU consents to a second mortgage or subdivision and the fee is payable to CWCU Solicitors	We will charge what the Solicitor charges us.
Valuation Fee*	Payable whenever a property is taken as security for a loan and we are required to ascertain the value	We will charge what the Valuer charges us.
Solicitors costs**	Payable whenever a property is taken as security for a loan and we are required to prepare security documents	We will charge what the Solicitor charges us.

***It is to be noted that the abovementioned Schedule of Fees and Charges is current as at the date specified, and these Fees and Charges are subject to change at the discretion of the Credit Union***