

# RAMS Home Loan Fees and Charges

Effective 4 December 2017



RAMS has provided this guide to help you determine the RAMS home loan fees that may be payable before and after your loan settlement. Your specific RAMS fees and other fees and charges (such as government fees) will be documented in your Loan Agreement.

The fees stated in this guide apply to new loans effective from 4 December 2017 but may change from time to time. We will notify you of changes as required under the terms of your Loan Agreement.

<b>GENERAL FEES (FEES THAT APPLY TO ALL RESIDENTIAL HOME LOAN PRODUCTS)</b>		
<b>Fee Name</b>	<b>Description</b>	<b>Amount</b>
<b>Application Fees</b>		
Application Fee	Payable when you submit your loan application to RAMS and includes initial valuation required on the security property <ul style="list-style-type: none"> <li>• Applies to all RAMS Home Loans</li> <li>• Except Value Advantage Package</li> </ul>	\$595.00 Nil
Subsequent Valuation Fee	Payable for each subsequent valuation required on security property <ul style="list-style-type: none"> <li>• Applies to all RAMS Home Loans</li> </ul>	\$220.00
<b>Settlement Fees</b>		
Settlement Fee	This fee covers costs in arranging for our Panel Solicitor to attend Settlement with you and your Conveyancer or Solicitor <ul style="list-style-type: none"> <li>• Applies to all RAMS Home Loans</li> </ul>	\$285.00
<b>Fixed Rate Fees</b>		
Switch Fee	Payable when you fix all or part of your loan at a fixed interest rate for a fixed rate period <ul style="list-style-type: none"> <li>• Applies to all RAMS Home Loans</li> <li>• Except Value Advantage Package</li> </ul>	\$295.00 Nil
Fixed Rate Break Admin Fee	Payable when all or part of your loan is fixed and you break the fixed rate period	\$150.00
Fixed Rate Unwind Adjustment	Payable whenever part of your loan is under a fixed interest rate and you break the fixed rate period but the loan contract is not terminated	Unascertainable (break cost calculation)
Fixed Rate Termination Cost	Payable whenever part of your loan is under a fixed interest rate and the loan contract is terminated	Unascertainable (break cost calculation)
<b>Cheque Fees</b>		
Additional Bank Cheque Charge	Payable whenever more than 2 bank cheques are required to advance any part of your loan amount on the settlement date	\$10.00 per cheque
Bank Cheque Fee	Payable when you request a bank cheque after settlement	\$10.00
Bank Cheque Fee – Repurchase	Payable when you request RAMS to re-purchase an issued bank cheque	\$10.00
Bank Cheque Fee – Replacement	Payable when you request a replacement bank cheque	\$30.00
Cheque Deposit Fee	Payable whenever you send us a cheque for deposit into your loan account	\$1.25
<b>Dishonour and Default Fees</b>		
Dishonour Fees	Payable when a payment to RAMS under your Direct Debit Authority is dishonoured or when we dishonour a direct debit presented on your account	\$15.00
Dishonour Fees for a cheque deposited to your account	Payable when a cheque payment to us is dishonoured. This is when a cheque you deposit is dishonoured by the issuing bank	\$15.00

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Fee Name	Description	Amount
<b>Dishonour and Default Fees</b>		
Dishonour Fees for a cheque presented against your account	Payable when we dishonour a cheque presented on your account	\$15.00
Australia Post cheque dishonour Fees	Payable whenever a cheque you deposit at any branch of Australia Post is dishonoured	\$15.00
Default Rate	The rate of interest payable when your loan is in arrears	Current rate + 2% p.a.
Default Notice Fee – 14 days	Payable whenever the 14 day default notice is issued	\$15.00
30 days in Arrears Fee	Payable whenever your loan is 30 days in arrears	\$15.00
60 days in Arrears Fee	Payable whenever your loan is 60 days in arrears	\$15.00
90 days in Arrears Fee	Payable whenever your loan is 90 days in arrears	\$15.00
Payment Deferment Fee	Payable when you request RAMS defer a payment to a future date	\$10.00
<b>Statement Fees</b>		
Duplicate Statement Fee	Payable when you request a duplicate or an interim statement	\$7.00
<b>Discharge Fees</b>		
Discharge Fee	Payable per loan account plus legal and other costs incurred by us if you ask us and we agree to discharge any mortgage or loan account in connection with your loan agreement	\$295.00 + legal & other associated costs incurred by us
<b>Other Fees</b>		
Lender's Mortgage Insurance premium	Lender's Mortgage Insurance is required on Full Doc loans under the following circumstances: <ul style="list-style-type: none"> <li>• Up to \$1.5M when the LVR is over 80%</li> <li>• &gt; \$1.5M up to \$3.5M when LVR is over 70%</li> <li>• &gt;\$3.5M when LVR is over 60%</li> </ul> No Lenders Mortgage Insurance on Self-Employed loans	Varies
RAMS Risk Fee	This fee is charged instead of a Lender's Mortgage Insurance premium on certain Full Doc loans where the LVR exceeds 90% because of the increased risk to us due to the high LVR. Whether a Lender's Mortgage Insurance premium or a RAMS Risk Fee is payable will depend on the individual application.	Varies
Guarantee Fee	Payable when guarantee documents are required to be prepared	\$82.50 for each guarantee
Trust Deed review	Payable when a Trust deed is required to be reviewed	\$82.50
Company search fee	Payable when a company search is required	\$22.00 per search
Company documentation fee	Payable when documentation is prepared for a company borrower	\$82.50 per company
Old System Title	Payable when an Old System Title is required for security	\$220.00
Stamp Duty Refund	Payable when a stamp duty refund is requested on your behalf	\$44.00

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TRANSACTION FEES		
Fee Name	Description	Amount
<b>Direct Entries</b>		
Unlimited DE's per month	When a direct entry transaction is processed on your loan	FREE
<b>EFTPOS Fees</b>		
EFT transactions a month	Full Feature, Line of Credit, Self-Employed, Self-Employed Line of Credit: A total of 25 free* transactions per month across all access methods (EFTPOS, ATM & cheque)  Low Rate, Fixed Rate & Self-Employed Doc Fixed Rate  * Some Institutions may charge a fee for use of their ATMs. Payable in addition to fee for transactions over free threshold	FREE  N/A
EFT Cash Withdrawal	When you make an EFT cash withdrawal (exceeding the number of free transactions allowed)	\$0.65
EFT Purchase or Cash Out	When you make an EFT purchase or cash withdrawal (exceeding the number of free transactions allowed)	\$0.65
EFT Maestro – cash withdrawal and / or purchase	Whenever you make a cash withdrawal and / or a purchase from an EFTPOS terminal outside Australia displaying the Maestro logo.	\$1.75
<b>ATM Fees</b>		
ATM withdrawals or balance enquiries per month	Full Feature, Line of Credit, Self-Employed Home Loan, Self-Employed Line of Credit: A total of 25 free* transactions per month across all access methods (EFTPOS, ATM & cheque)  Low Rate, Fixed Rate & Self-Employed Fixed Rate  * Some Institutions may charge a fee for use of their ATMs. Payable in addition to fee for transactions over free threshold	FREE  N/A
ATM Cash Withdrawal or balance enquiry	When you make an ATM withdrawal or balance enquiry in Australia (exceeding the number of free* transactions allowed)  * Some Institutions may charge a fee for use of their ATMs. Payable in addition to fee for transactions over free threshold	\$2.00
ATM Cirrus – cash withdrawal and / or balance enquiry	Whenever you make a cash withdrawal and / or balance enquiry from an ATM terminal outside Australia displaying the Cirrus logo	\$5.00
<b>Debit Card Fees</b>		
Debit Card – new issue	When you are issued with your first Access Card	FREE
Debit Card – renewal	When your Access Card is renewed	FREE
Debit Card – lost / stolen issue	When your Access Card is lost / stolen and re-issued	\$4.50
Debit Card – replacement	When you request an additional Access Card or when we issue you a replacement or additional card, at your request	\$4.50

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TRANSACTION FEES		
Fee Name	Description	Amount
<b>Cheque Fees</b>		
Cheques per month	Full Feature, Line of Credit, Self-Employed Home Loan, Self-Employed Line of Credit: A total of 25 free* transactions per month across all access methods (EFTPOS, ATM & cheque) Low Rate, Fixed Rate & Self-Employed Fixed Rate * Some Institutions may charge a fee for use of their ATMs. Payable in addition to fee for transactions over free threshold	FREE  N/A
Cheque Fee	Payable on each cheque debited to your account (exceeding the number of free transactions allowed for transaction product loans)	\$0.90
Cheque Deposit Fee	Payable when you send a cheque deposit to RAMS	\$1.25
Stop Cheque Fee	Payable when you request us to stop payment on a cheque you have written	\$15.00
Copy Cheque Fee	Payable when you ask for a copy of a presented cheque you have written	\$15.00
Special Answer Fee	Payable when you request a special answer on a cheque deposited with us	\$15.00
Cheque Book – new issue	When you are issued with your first cheque book	FREE
Cheque book – replacement	When you are issued with a replacement cheque book	\$9.50
Cheque book – subsequent issue	When you are re-issued with a subsequent cheque book	FREE
<b>Bank@Post Fees</b>		
Australia Post Cash & Cheque Deposit Fee	Payable for cash & cheque deposits at Australia Post	\$2.25
Australia Post further Cheque Deposit Fee multiple (per cheque)	Payable when you deposit a 2nd or subsequent cheque at Australia Post	\$0.45
Australia Post Cash Withdrawal Fee	Payable when you withdraw cash at Australia Post branches	\$2.25
<b>LOAN VARIATION FEES</b>		
Consent Fee Portability	Payable when you request a Portability transaction be performed <ul style="list-style-type: none"> <li>Applies to all RAMS home loans</li> <li>Except Value Advantage Package</li> </ul>	\$295.00 + 3rd party costs
Term Extension Fee	Payable when you request a term extension <ul style="list-style-type: none"> <li>Applies to all RAMS home loans</li> <li>Except Value Advantage Package</li> </ul>	\$295.00 + 3rd party costs
Facility Merge Fee	Payable when you request loan accounts to be merged <ul style="list-style-type: none"> <li>Applies to all RAMS home loans</li> <li>Except Value Advantage Package</li> </ul>	\$295.00 + 3rd party costs
Loan Splitting Fee (post settlement)	Payable when you request to split your loan after settlement <ul style="list-style-type: none"> <li>Applies to all RAMS home loans</li> <li>Except Value Advantage Package</li> </ul>	\$295.00 + 3rd party costs
Consent Fee Second Mortgage	Payable when you request consent to a 2nd mortgage <ul style="list-style-type: none"> <li>Applies to all RAMS home loans</li> <li>Except Value Advantage Package</li> </ul>	\$295.00 + 3rd party costs
Consent Fee Subdivision	Payable when you request to subdivide any security <ul style="list-style-type: none"> <li>Applies to all RAMS home loans</li> <li>Except Value Advantage Package</li> </ul>	\$295.00 + 3rd party costs

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<b>LOAN VARIATION FEES</b>		
<b>Fee Name</b>	<b>Description</b>	<b>Amount</b>
Consent Fee Release of Borrower	Payable when you request to release a borrower <ul style="list-style-type: none"> <li>Applies to all RAMS home loans</li> <li>Except Value Advantage Package</li> </ul>	\$295.00 + 3rd party costs
Loan Increase Fee	Payable when you request a loan increase <ul style="list-style-type: none"> <li>Applies to all RAMS home loans</li> <li>Except Value Advantage Package</li> </ul>	\$295.00 + 3rd party costs Nil + 3rd party costs
Consent Fee Title Production	Payable when you request to produce the Title	\$295.00 + 3rd party costs
Consent Fee Partial Release of Security	Payable when you request a release of any security	\$295.00 + 3rd party costs
Loan Conversion Fee	Payable when you convert from one RAMS product to another. <ul style="list-style-type: none"> <li>Applies to all RAMS home loans</li> <li>Except Value Advantage Package Home Loans</li> </ul>	\$295.00 Nil
Additional Valuation Fee	Payable if we require a valuation of the security at any time	\$220.00
Interest Only Variation Fee	Payable when you change your repayment type from principal and interest to interest only, or extend your interest only period. <ul style="list-style-type: none"> <li>Applies to all RAMS home loans</li> <li>Except when converting from one eligible Value Advantage Package Home Loan to another</li> </ul>	\$295.00
<b>CONSTRUCTION LOAN FEES</b>		
Progress Payment Administration Fee	Payable if any drawdown under the loan is used to make a progress payment to the builder	\$50.00 per progress payment
Final Progress Payment Fee	Payable when your construction is complete	FREE
<b>PRODUCT SPECIFIC FEES (FEES THAT VARY BY PRODUCT)</b>		
Redraw Fees	<ul style="list-style-type: none"> <li>Full Feature, Low Rate, Line of Credit, Self-Employed Home Loan and Self-Employed Line of Credit</li> <li>Fixed Rate and Self-Employed Fixed Rate</li> </ul>	FREE (No minimum) \$10.00 (Minimum \$1,000.00)
Account Servicing Fee	<ul style="list-style-type: none"> <li>Line Of Credit, Fixed Rate, Self-Employed Home Loan, Self-Employed Line of Credit, Self-Employed Fixed Rate</li> <li>Full Feature or Low Rate</li> </ul>	\$20.00 per month Nil
Annual Service Fee	<ul style="list-style-type: none"> <li>Full Feature, Line Of Credit, Fixed Rate, Self-Employed Home Loan, Self-Employed Line Of Credit &amp; Self-Employed Fixed Rate under the Value Advantage Package</li> </ul>	\$375.00 per annum
Fixed Rate Lock-In Fee	<ul style="list-style-type: none"> <li>Fixed Rate &amp; Self-Employed Fixed Rate</li> </ul>	0.15% of total fixed loan amount (including Lender's Mortgage Insurance if applicable)