

# ANZ Equity Release Fees and Charges – Effective July 2008

Please note: This product is no longer available for sale

Listed below are the most common fees for ANZ Equity Release.

For details of all the fees for ANZ Equity Release, please refer to your Letter of Offer.

Fee Type	Fee Amount
<b>Loan Approval Fee</b> Payable on the settlement date.  New Facility Increase to an existing loan	   \$800 \$600
<b>Monthly Fee</b>	\$8 per month
<b>Switching Fee</b> Payable when you request to change the type of annual percentage rate under your loan contract to any other type of rate which is then available from the credit provider	\$295
<b>Discharge Administration Fee</b> Payable immediately before you pay out the loan contract	\$200
<b>Early Payment Adjustment Fee</b> Payable, when during a fixed rate period, you make a payment (including where you pay out the loan contract) or the annual percentage rate is changed by agreement to another type of rate*	\$50 plus the amount calculated using the Early Payment Adjustment Fee Method as outlined in the Equity Release Terms and Conditions.
<b>Security Substitution Fee (Security Swap)</b> Payable when you ask for a new property to be substituted for one over which the credit provider has a security	\$495
<b>Re-Valuation Fee</b> Payable when a valuer is engaged by us or on behalf of the credit provider to perform a valuation of any security property.	The amount we or the credit provider has to pay the valuer for the valuation.
<b>Lodgement Fee-Consent</b> Payable when you ask us or the credit provider to consent to any dealing or other matter affecting the security property (other than where a Discharge Administration Fee or a Security Substitution Fee has been charged in relation to that consent)	\$250
<b>Default Administration Fee</b> Payable on the last day of each month when you are in default of a payment obligation under the loan contract.	\$50 per month

\* Fee will only be charged to the extent that the credit provider estimate that it has made a loss as a result of the payment or the change.

Fee Type	Fee Amount
<p><b>Document Fee</b> Payable when a copy of any document is provided to you in connection with the loan contract and/or any security or when you ask for a statement (other than any copy or any statement you are entitled to obtain under the Consumer Credit Code).</p>	\$20 per document
<p><b>Default Administration Document Fee</b> Payable when a letter is issued to you in relation to a default under the loan contract</p>	\$50 for each letter
<p><b>Settlement Attendance Fee</b> Payable when an amount must be paid to an agent for attending a settlement, on behalf of the credit provider, in relation to a security (other than on the settlement date)</p>	The amount we or the credit provider has to pay the agent for attending settlement.
<p><b>Settlement Re-booking Fee</b> The fee is payable when you request to change the settlement date</p>	\$100
<p><b>Periodic Payment Fee</b> Payable when: (a) you direct that the amount of credit be paid as a series of monthly payments and you ask that the amount of the monthly payments be changed; or (b) you ask that monthly payments be stopped, or reinitiated of any of the amount of credit; or (c) you ask that all or some of the amount of credit be paid in a lump sum payment (except in one lump sum on the settlement date) including where you ask that an amount of credit be paid from the Cash Reserve.</p>	\$35
<p><b>Additional Duty</b> Payable when it is discovered after the disclosure date that additional stamp duty or registration fees payable for or in connection with the contract and/or a security must be paid. The amount that must be paid to any relevant government body for stamp duty or registration fees payable for or in connection with the contract and/or a security</p>	This fee is unascertainable
<p><b>Dishonoured Payment Fee</b> Payable when a payment made to the credit provider by you or on your behalf is dishonoured.</p>	\$50
<p><b>Deferred Establishment Fee</b></p>	NIL