



Queensland Country Bank

Supplementary Brochure: Home Loans Product Information Brochure

Effective from 18 March 2024

This Supplementary Brochure dated 18 March 2024 details changes to the Queensland Country Bank Limited Home Loans Product Information Brochure dated 28 February 2020 and must be read in conjunction with this Home Loans Product Information Brochure.

Amendment to Home Loans Product Information Brochure

Effective 18 March 2024

Page 13 – Line of Credit

Replace: 'Access to your funds via: phone banking, online banking, branches, cheque, ATM & EFTPOS, BPAY'

With: 'Access to your funds via: phone banking, online banking, branches, ATM & EFTPOS, BPAY'.

Effective 01 July 2023

Page 3 – General Information

Replace: 'Private health insurance is provided by Queensland Country Health Fund Ltd ABN 18 085 048 237, a registered private health insurer and related body corporate of Queensland Country Bank Limited'

With: 'We act as agent for the product issuer, HBF Health Limited ABN 11 126 884 786 trading as Queensland Country Health Fund for health insurance coverage. While we can arrange insurance cover for you, your insurance contract is with the insurer and not with Queensland Country Bank Limited. A Product Disclosure Statement may be obtained by calling 1800 075 078 or visiting any branch'.

Effective 24 February 2023

Page 5 – Ultimate Home Loan Package

Features and Benefits:

Replace: '100% mortgage offset account for owner-occupied home loans'

With: '100% mortgage offset account for owner-occupied home loans and residential investment loans'.

Replace: 'Redraw facility on owner-occupied home loans'

With: 'Redraw facility on owner-occupied and residential investment loans'.

Page 15 – Mortgage Offset Account

Features and Benefits:

Replace: 'Available to Credit Union personal Members on all eligible home loan products where the linked home loan is secured by the Members owner-occupied property'

With: 'Available on owner-occupied and residential investment loans under the Ultimate Home Loan Package and owner-occupied standard variable rate and fixed rate home loans'.

Replace: '100% offset benefit on single residential variable or fixed rate home loans'

With: '100% offset benefit'.

Effective 1 November 2022

Page 5 – Ultimate Home Loan Package

Features and Benefits:

Replace: 'No annual fee on Rewarder credit card rewards program'

With: 'No annual fee on Visa My Rewards credit card'.

Home Loans

Product Information Brochure



**Queensland
Country
Bank**

Effective from 28 February 2020

Whether you're buying, building, investing, refinancing or renovating, we have a Home Loan to suit your needs.

We offer a range of flexible Home Loan options for you to choose from, with competitive rates and great features that are designed to make your repayment life easier.

However, it's not just about the product. Our Home Loan experts have your interests at heart and can help you through the entire process. We'll take the time to fully understand you and your goals, providing genuine advice and honest answers.



Apply for a Home Loan

In branch – visit our website for your nearest branch location.

Online – visit queenslandcountry.bank

Call us on 1800 075 078

Who is eligible for a Home Loan?

Our home loans are only available to Members of Queensland Country. Members must be at least 18 years of age; permanent residents of Australia; and currently live in Australia.

If you're not a Member yet, you will need to open a Membership as part of your application.

Insurance

We offer a range of personal insurance products through our insurance partners who can provide cover for the following:

- Health insurance*
- Home and contents general insurance^
- Boat and caravan insurance^
- Travel insurance^

If you are interested in a no obligation quote, please drop into your nearest branch and see one of our friendly staff.

Alternatively, feel free to call us.

For Health insurance enquiries, call 1800 813 415.

For General insurance enquiries, call 1800 075 078.

* Private health insurance is provided by Queensland Country Health Fund Ltd ABN 18 085 048 237, a registered private health insurer and related body corporate of Queensland Country Bank Limited.

^ We act as agent for the product issuer, Insurance Australia Limited ABN 11 000 016 722 trading as CGU Insurance for general insurance products. While we can arrange insurance cover for you, your insurance contract is with the insurer and not with Queensland Country Bank Limited. A Product Disclosure Statement may be obtained by calling 1800 075 078 or visiting any branch.

This brochure provides information about our home loan products and is intended to help you decide on whether to take out a home loan with Queensland Country and to choose which product best suits your needs.

Ultimate Home Loan Package

If you want a variable rate Home Loan with lots of features and discounts, consider our Ultimate Home Loan package.

Our Ultimate Home Loan Package bundles together your Home Loan, an everyday transaction account and our low rate credit card to provide you with a complete banking package.

You can also receive establishment fee waivers on personal loans, no annual fee on a Visa credit card and access to discounted general insurance under our package.



What you pay

- Annual Package Fee~

Features and Benefits

- Owner-occupied and residential investment loans
- Discounted variable or fixed interest rate#
- Your choice to arrange payments weekly, fortnightly or monthly
- 100% mortgage offset account for owner-occupied home loans
- Redraw facility on owner-occupied home loans
- No penalties for extra repayments on variable rate loans
- Available for interest only repayments to approved applicants
- Packages together home loan, credit card and transaction account
- Available where total borrowings from the Bank are \$100,000 and over
- No establishment, mortgage document or monthly loan maintenance fees
- 10% discount on home and contents insurance for the first year*
- No annual fee on Visa credit card~
- No annual fee on Rewarder credit card rewards program~
- No Establishment Fee on personal loans~

Additional Information

- Maximum loan to valuation ratio of 80% without Lenders Mortgage Insurance (LMI) or up to 95% (owner-occupied) or 90% (investment) where LMI is approved*
- Interest is calculated on the daily balance and charged at the end of each month
- Statements are issued quarterly and can be received electronically or via post. Please ensure your contact details are current

Normal lending criteria, terms and conditions apply.

#For more information on our home loan interest rates, please refer to queenslandcountry.bank or request a copy of our Loan Interest Rates Schedule from any of our branches.

~ For full details on fees and charges relating to our products, please view our Fees and Charges brochure. Please be aware that variable interest rates may change at any time without agreement.

* Maximum LVR may vary depending on the location and type of any security property and the purpose of the loan.

+Discount applies where insurance policies are arranged through Queensland Country Bank Limited. Product issuer is Insurance Australia Limited ABN 11 000 016 722 AFSL 227 681 trading as CGU Insurance.

Standard Variable Rate Home Loan

Home Loans don't need to be complicated. Our Standard Variable Rate Home Loan is a simple, easy to manage product that is equally suited to owner-occupiers, residential investors or even those purchasing a vacant block of land.

You have the freedom to make additional repayments at any time while retaining the flexibility to redraw[^] your extra payments online or over the counter.

You can even couple your owner-occupied loan with a 100% Mortgage Offset account to ensure any money you hold in your everyday transaction account works to reduce the amount of interest you pay on your Home Loan each month.



What you pay

- Establishment Fee[~]
- Documentation Fee[~]
- Monthly Loan Maintenance Fee[~]

Features and Benefits

- Owner-occupied and residential investment loans
- Variable interest rate[#]
- Your choice to arrange payments weekly, fortnightly or monthly
- 100% mortgage offset account on owner-occupied home loans
- Redraw facility available on owner-occupied home loans[^]
- No penalties for extra repayments
- Available for interest only repayments to approved applicants
- Available for a range of purposes, including purchase of an existing house, vacant land, refinance and other eligible purposes
- Loan terms up to 30 years

Additional Information

- Maximum loan to valuation ratio of 80% without Lenders Mortgage Insurance (LMI) or up to 95% (owner-occupied) or 90% (investment) where LMI is approved^{*}
- Interest is calculated on the daily balance and charged at the end of each month
- Statements are issued quarterly and can be received electronically or via post. Please ensure your contact details are current.

Normal lending criteria, terms and conditions apply.

[#] For more information on our home loan interest rates, please refer to queenslandcountry.bank or request a copy of our Loan Interest Rates Schedule from any of our branches.

[~] For full details on fees and charges relating to our home loans, please view our Fees and Charges brochure. Please be aware that variable interest rates may change at any time without agreement.

^{*} Maximum LVR may vary depending on the location and type of any security property and the purpose of the loan.

[^] Terms and Conditions apply. An amount equal to the minimum monthly repayment amount must remain in the facility. Minimum redraw amount also applies. Redraw facility is only available on owner-occupied loans.

Fixed Rate Home Loan

Our fixed rate loan provides you with the best of both worlds... the peace of mind that comes from a fixed rate and the convenience that flows from having access to a full range of flexible Home Loan benefits including a 100% Mortgage Offset account for owner-occupied Home Loans.

A fixed rate loan gives you the certainty of knowing exactly what your regular repayments will be for a period of up to three years. It protects you from fluctuations in interest rates and ensures you can set a budget knowing that your repayments will be locked-in for the duration of your fixed term.

The fixed rate loan reverts to a standard variable rate Home Loan after the fixed period, but you can choose to re-fix it again for a fee.



What you pay

- Establishment Fee[~]
- Documentation Fee[~]
- Monthly Loan Maintenance Fee[~]

Features and Benefits

- Owner-occupied and residential investment loans
- Your choice to arrange payments weekly, fortnightly or monthly
- 100% mortgage offset account on owner-occupied home loans
- Redraw facility on owner-occupied home loans
- Ability to make additional repayments not exceeding \$10,000 per year in addition to your contracted repayments
- Available for interest only repayments to approved applicants
- Certainty of your interest rate[#] for a period of one, two or three years
- Safeguard against interest rate rises for the fixed period
- Available for a range of purposes, including purchase of an existing house, vacant land, refinance and other eligible purposes
- Loan terms of up to 30 years

Additional Information

- Maximum loan to valuation ratio of 80% without Lenders Mortgage Insurance (LMI) or up to 95% (owner-occupied) or 90% (investment) where LMI is approved*
- Interest is calculated on the daily balance and charged at the end of each month
- Statements are issued quarterly and can be received electronically or via post. Please ensure your contact details are current.

Normal lending criteria, terms and conditions apply.

[#] For more information on our home loan interest rates, please refer to queenslandcountry.bank or request a copy of our Loan Interest Rates Schedule from any of our branches.

[~] For full details on fees and charges relating to our home loans, please view our Fees and Charges brochure.

* Maximum LVR may vary depending on the location and type of any security property and the purpose of the loan.

Home Equity Loan

Our home equity loan allows you to fund home improvements, renovations, purchase a car or for another worthwhile need, by borrowing against the equity in your existing residential property.

For example, you may own your house valued at \$300,000. Our Home Equity Loan allows you to borrow up to 90%* of the value of the property, which means you could borrow up to \$270,000 to achieve your goal.



What you pay

- Establishment Fee[~]
- Documentation Fee[~]
- Monthly Loan Maintenance Fee[~]

Features and Benefits

- Owner-occupied and investment loans
- Variable interest rate[#]
- Your choice to arrange payments weekly, fortnightly or monthly
- No penalties for extra repayments
- Terms up to 10 years

Additional Information

- Maximum loan to valuation ratio of 80% without Lenders Mortgage Insurance (LMI) or up to 90% where LMI is approved^{*}
- Interest is calculated on the daily balance and charged at the end of each month
- Statements are issued quarterly and can be received electronically or via post. Please ensure your contact details are current.

Normal lending criteria, terms and conditions apply.

[#] For more information on our home loan interest rates, please refer to queenslandcountry.bank or request a copy of our Loan Interest Rates Schedule from any of our branches.

[~] For full details on fees and charges relating to our home loans, please view our Fees and Charges brochure.

^{*} Maximum LVR may vary depending on the location and type of any security property and the purpose of the loan.

Line of Credit

Our Line of Credit is an overdraft facility that provides you with the ability to continually draw up to your credit limit at any time for your home, car and other credit requirements. Its flexibility allows you to pay off as much or as little as you like (provided the Line of Credit remains under the credit limit), and provides you with a continual source of credit without having to worry about extra application or establishment fees.

This credit facility is designed to suit almost everyone, whether you're buying or building an owner-occupied home, renovating, refinancing, investing, or simply want to use the equity in your property to make large purchases and pay bills.

We lend up to 80% of the value of your property.



What you Pay

- Establishment Fee (waived if part of Ultimate Home Loan Package)~
- Annual Fee~
- Documentation Fee (waived if part of Ultimate Home Loan Package)~

Features and Benefits

- Variable interest rate#
- No set repayments (interest only repayments are required if you reach your limit)
- Continual credit facility
- Access to your funds via: phone banking, online banking, branches, cheque, ATM & EFTPOS, BPAY®

Additional Information

- Maximum loan to valuation ratio of 80%*
- Interest# is calculated on the daily balance and charged at the end of each month
- Statements are issued quarterly and can be received electronically or via post. Please ensure your contact details are current.

Normal lending criteria, terms and conditions apply.

For more information on our home loan interest rates, please refer to queenslandcountry.bank or request a copy of our Loan Interest Rates Schedule from any of our branches.

~ For full details on fees and charges relating to our home loans, please view our Fees and Charges brochure. Please be aware that variable interest rates may change at any time without agreement.

* Maximum LVR may vary depending on the location and type of any security property and the purpose of the loan.

Mortgage Offset Account

Mortgage Offset is a savings account linked to your Ultimate Home Loan Package, Standard Variable Rate Home Loan or Fixed Rate Home Loan. It can help you save interest and possibly own your home sooner by offsetting the balance of your transaction account from what you owe on your loan prior to the calculation of monthly interest.

It's a great way to ensure all your money is working to reduce the interest you pay on your Home Loan, while providing the flexibility of a full-access everyday transaction account.



Features and Benefits

- Available to Credit Union personal Members on all eligible home loan products where the linked home loan is secured by the Members owner-occupied property
- 100% offset benefit on single residential variable or fixed rate home loans
- No monthly service fee
- Unlimited free everyday transactions each month*
- No minimum opening balance or withdrawal fee
- Balance of your offset account 'offsets' the interest on your home loan balance
- Unlimited access to internet banking, mobile banking and phone banking
- Pay your bills using BPAY®

* Not all transactions are included in the free transactions. Refer to our Fees and Charges brochure for the transactions which do not incur a fee and for other fees and charges which may apply.

All interest rates quoted are per annum and are calculated on a daily basis. Rates are subject to change without notice.

Before acquiring this product you should read the Account and Access Facility Conditions of Use brochure and the terms and conditions provided upon application to consider whether it is right for you.

(R) Registered to BPAY Pty Ltd ABN 69 079 137 518

How to contact us

If you have any questions or need more information, please contact us:

Branch Visit our website for a listing of all our branches

Post PO Box 679, Aitkenvale QLD 4814

Phone 1800 075 078

Website queenslandcountry.bank

Email info@queenslandcountry.bank



Queensland Country Bank

Conditions of use

Loan applications are subject to the Bank's normal eligibility criteria and approval. Fees and Charges are payable. Full terms and conditions will be included in the loan offer.

This brochure provides information about our home loan products and is intended to help you decide on whether to take out a home loan with Queensland Country and to choose which product best suits your needs.

Read with

This document is to be read in conjunction with: Fees and Charges brochure, Credit Guide, Loan Interest Rate Schedule and Financial Services Guide.

The information in this document does not take into account your objectives, financial situation or needs. Before acting on this information you should consider whether it is right for you and seek your own advice.