Lending fees and charges

Effective 7 October 2026

Below is an explanation of credit-related fees and charges which you may be asked to pay during the course of your loan. Some of these fees are for services we provide, and some are fees that we collect on behalf of others, such as the government.

See the Lending Products Product Schedule at greater.com.au/termsandconditions for information on other transaction fees and service charges which also apply to your loan.

Consumer Line of Credit and Ultimate Line of Credit products are no longer available for new loans and limit increases.

Starting your loan

Establishment fee

Payable when your loan is first set up:

Loan type	Establishment fee
Home Loan	$500* plus $250 for each additional security
Personal Loan	$275
Guarantee Facility (Bank Guarantee)	$500

**The $500 establishment fee is waived for all new Great Rate Home Loans. No establishment fee applies to Ultimate Home Loans*

Construction Loan draw down fee — $80

Payable when we make a progress payment under your loan contract.

Law stationer's fee (Search fee) — At cost

Payable when we have to perform a title search or other searches in relation to your loan contract with us or a security.

Guarantee fee — $200

Payable for each guarantee provided in relation to your loan contract with us or security.

Legal fee — At cost

Payable when we have to pay any costs to a solicitor or conveyancer for acting for us in relation to a loan contract or security.

Lenders Mortgage Insurance premium

Lenders Mortgage Insurance (LMI) protects Greater Bank against any potential loss we may incur if you fail to meet the minimum loan repayments and we are forced to take possession of the property.

We generally require LMI where the loan amount exceeds 80% of our valuation of the security property.

LMI is charged by the insurer and will vary depending on the particulars of the loan application. We will charge you what the insurer charges us. For more information visit greater.com.au/hub/property/lmi-explained.

Personal Property Security Register (PPSR) fee — Set by the government

Payable when we incur PPSR fees in relation to accepting a personal property security (e.g. a motor vehicle) for a loan.

PEXA transaction fee — As set by PEXA

Payable when we have to register any documents in relation to a security using PEXA, request information using PEXA, or we process a financial settlement using PEXA.

Progress inspection fee — At cost

Payable when we arrange for a progress inspection to be performed.

Registration fee — Set by the government - varies by state

Payable when we have to register any document in relation to a security e.g. registering a mortgage, discharge or transfer of title.

Settlement processing fee — $180

Payable to us for arranging settlement of your loan contract with us.

Title insurance premium — At cost

The amount charged by our title insurer for a lenders title insurance policy.

Valuation fee — At cost

Greater Bank will pay the cost of any required valuation for new residential loans and increases to existing residential home loans. For all other variations to exisiting home loans, customers are responsible for the cost of any required valuation.

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During the course of your loan

Additional loan/top-up fee

$350, plus $250 for each additional security

Payable when you apply for an additional home loan or increase your borrowings (using only your existing security).

Administration fee

$350

Payable when we consent to any subdivision, lease, discharge, partial discharge, change of name, release of a security, changing a policy of Lenders Mortgage Insurance, creation of subsequent security interest or any dealing in relation to a security.

Annual package fee

$395

Payable on Ultimate Home Loan

Deducted from your nominated primary loan account upon settlement of the loan and on each anniversary thereafter. This fee is paid yearly in advance and is deducted on the last day of the month in which the Ultimate Home Loan Package start date anniversary falls and is not refundable in the event your Ultimate Home Loan Package is cancelled during the year.

If you hold multiple Ultimate Home Loans in the same name(s), the fee is waived on your second and subsequent home loan accounts. You may contact us to request to change which of your Ultimate Home Loan accounts the annual package fee is charged to.

Conversion fee

Payable when you change the type or structure of your home loan, without borrowing more.

This includes:

- changing loan products
- switching between variable and fixed interest rates
- changing between Principal & Interest and Interest Only repayments
- changing your loan purpose (for example, owner occupied to investment)

This fee is payable on or before the date the change takes effect.

If you switch from a fixed rate loan before the end of the fixed rate period, a break cost fee may also apply.

If you borrow more at the same time as making a change to your loan, an additional loan / top-up fee applies instead, and a conversion fee will not also apply.

Loan product	Conversion type	Conversion fee
Ultimate Home Loan	Switching options	Nil
	Switching to another loan product	$350
Great Rate Home Loan or Basic Home Loan	Switching options	$350
	Switching to another loan product	Nil
Standard Home Loan	Switching options	$350
	Switching to an Ultimate Home Loan	Nil
	Switching to a Great Rate Home Loan	$350
Line of Credit	Switching to an Ultimate Home Loan	Nil
	Switching to any other loan product	$350
Ultimate Line of Credit	Switching to an Ultimate Home Loan	Nil
	Switching to any other loan product	$350

The above fees apply to your first loan account converted. If multiple loan accounts are converted at the same time, the fee for each additional account is reduced to $250.

Default administration fee

Payable if you fall behind in your loan repayments or you do not make your full required repayment by the due date. You can avoid this fee by making your loan repayments on time.

Loan type		Fee
Home Loan	Where less than two repayments are in arrears	$20
	Where more than two repayments are in arrears	$50
Personal Loan	Where less than two repayments are in arrears	$6
	Where more than two repayments are in arrears	$20

Default notice fee

$50

Payable when we send you a notice informing you of a default under your loan contract.

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Guarantee Facility Maintenance fee — 1.50% p.a. (min. $50)

Payable monthly in advance. The fee is a percentage of the amount of the Guarantee Facility or the minimum.

Information fee — $20 plus $1 per page copied

Payable when we provide information or copies to you or a third party relating to your loan contract or security.

Mercantile agent's fee — At cost

Payable when we instruct a mercantile agent to contact you on our behalf in relation to a loan contract with us or security.

Monthly facility fee

Loan type	Monthly Fee
Ultimate Line of Credit	Nil
Line of Credit	$10

Prepayment fee

A prepayment fee is charged if we estimate we will make an economic loss as a result of extra repayments made during a fixed rate term.

We allow you to make extra payments up to a total of 5% of your original loan amount during the fixed rate period before a prepayment fee applies.

The prepayment fee is calculated as follows:

Extra Payment (over 5%) X Remaining Fixed Period X Interest Differential

The fee is charged to your loan account at the end of the month that the extra payment is made.

For more information on prepayments, please ask for a copy of our **Fixed Rate Loans FAQ.**

Redraw fee

Redraw Method	Fee
Made via Online Banking	Nil
Made in branch or in writing	$30

Finalising your loan

Break cost fee

A break cost fee may be payable if the loan is repaid before the end of the fixed rate period, or if you switch to another loan type during the fixed rate period e.g. from a fixed rate to a variable rate.

The break cost fee is an estimate of the interest we should have received for the rest of the fixed rate period compared to the interest we would receive if we relend those funds. We compare the interest rate you locked into the equivalent current interest rate based on the time remaining on your fixed rate period.

If fixed interest rates have increased since you locked in your fixed rate, it's quite possible that you won't be charged a break cost fee. We only charge a break cost fee if we will incur a loss as a result of you breaking your fixed rate loan.

A simple version of the break cost formula is:

Break Cost = Loan Balance Owing X Interest Differential X Remaining Fixed Period

For more information on break costs, please ask for a copy of our **Fixed Rate Loans FAQ.**

WARNING
Break Costs can be quite high. We suggest you ask us for an estimate of the Break Cost and seek independent financial advice before you make any changes or early repayments to your fixed rate loan. A fixed rate option may not be suitable for you if you plan on breaking the fixed rate period.

Discharge administration fee — $300

Payable when you request us to close your loan account

This document lists the standard credit-related fees and charges that may apply to Greater Bank loans for personal customers. This document is indicative only and does not vary any terms and conditions that apply to your loan contract (provided with loan offers). Loan Terms and Conditions are available at greater.com.au/termsandconditions and provided with loan offers. The fees and charges may be different if your loan is more complex; for example, where there are multiple securities or guarantors. We reserve the right to vary the fees and charges shown in this document without notice. Applications for finance are subject to approval. You should be aware that there may be other costs when buying a property, such as stamp duty and conveyancing costs. You should obtain a quote for these costs from your solicitor.

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