

Fees and Charges Schedule

DHOAS Home Loans



Effective 1 January 2010

This fees and charges schedule outlines the fees and charges relating to Defcredit's DHOAS home loan products. Please note that there are fees and charges that may be imposed by us for additional and optional services, fees and charges for these services are detailed in our Fees and Charges Schedule.

> Settlement Fee	\$275.00
> Valuation Fee	
- Standard Valuation	From \$180.00
- Construction Valuation (includes progress valuations undertaken at completion of each stage of construction)	From \$950.00
> Consent and Variation Fee	\$250.00
> Switching Fee (for example switching from fixed to variable interest rate)	\$300.00
> Security Discharge Administration Fee	\$550.00
> Substitution of Loan Security Fee	\$275.00
> Partial Release of Security Fee	\$275.00
> May be Payable	
- Solicitors and other parties actioning requests	Not Ascertainable
> Break Cost Fee	
Payable before expiry of any period when interest rate is fixed on any portion of loan due to loan being repaid, interest becoming variable or default. We calculate the 'break cost' using the following formula:	
Let n = the remaining number of months for which the rate is fixed	
Let A = current outstandings	
Let P = monthly scheduled payments	
Let z = annual fixed interest rate payable monthly	
Let y = annual reinvestment rate payable monthly	
Let b = $(1+y/12)^n$	
Let d = $(1+z/12)^n$	
Then the Break Value is given by: $(A/b)*(d-b)+12P/(byz)*(z(b-1)-y(d-1))$	
> Early Repayment Fee	
Payable when interest is variable on any portion of loan and loan is paid out;	
- In first three years	0.75% of the amount of credit
- In fourth and fifth year	0.50% of the amount of credit
> Arrears Reminder Notice fee (per letter)	\$20.00
> Notice of Demand (enforcement notice)	\$20.00