



AMP BANK

PRODUCT GUIDE

HOME LOANS

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Version 17.0

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- AMP Bank reserves the right to vary any product terms and conditions from time to time without notice. While every effort will be made to keep this guide up to date, AMP Bank does not guarantee the accuracy or completeness of any information contained in this guide.

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Amendment History

Version	Date Created	Amended By	Amendments
1.0	March 2004	Mark Jones	Initial version
2.0	September 2004	Marjorie Potgieter	<ul style="list-style-type: none"> Updated with new products launched 20/09/2004
2.1	September 2004	Mark Jones	<ul style="list-style-type: none"> Low Doc Loan criteria added
2.2	March 2005	Mark Jones	<ul style="list-style-type: none"> References to Credit & Risk policy amended.
3.0a 3.0b	August 2005	Mark Jones	<ul style="list-style-type: none"> New products launched <ul style="list-style-type: none"> Professional Package Low Doc Package Products grandfathered (not available for new business): <ul style="list-style-type: none"> Executive Club (PI, IO, LoC) Classic/Intro Classic IO
4.0	February 2006	Marjorie Potgieter	<ul style="list-style-type: none"> New products launched: <ul style="list-style-type: none"> Select T2 Package New Package Launched: <ul style="list-style-type: none"> AMP Shareholder Benefits Package
5.0	May 2006	Marjorie Potgieter	<ul style="list-style-type: none"> Low Doc Package enhancements
6.0	October 2006	Mark Jones	<ul style="list-style-type: none"> New product launched <ul style="list-style-type: none"> Intro Prof Pack Variable Rate Loan Addition of ADEF to Intro FRL Inclusion of acceptable purpose information, all products Update of Features at a Glance tables
6.01A	November 2006	Mark Jones	<ul style="list-style-type: none"> Inclusion of Special/Introductory Special Variable Rate Loan products Updated Features at a Glance Extension of Secure Rate Guarantee Hold Period to 90 days Changes to Special Service Fees Changes to Basic Variable Rate Loan
7.0	January 2007	Mark Jones	<ul style="list-style-type: none"> Amendment of specific establishment & transaction fee information
8.0/8,1	May 2007	Marjorie Potgieter	<ul style="list-style-type: none"> Inclusion of Low Doc Loan Package for Affinity Groups Credit criteria update
9.0	December 2007	Mark Jones	<ul style="list-style-type: none"> Fee changes SRG Charging changes Addition of Mortgage Offsets Credit criteria update Addition of Practice Finance Lending
10.0	May 2008	Erin Cartwright	<ul style="list-style-type: none"> Addition of Land Loan Remove waiver of Settlement fee on Prof Pack Addition of footnotes for \$350 Estab fee when LVR >95% Updated version of FAAG Add 20bps to Affinity Low Doc Margins Addition of QPSRLA package details General editing
11.0	June 2008	Marjorie Potgieter	<ul style="list-style-type: none"> Additional business rule for maintaining existing Fixed Rates when completing an Internal Refinance Remove Low Doc tiered discounts & Step Down product
12.0	April 2009	Erin Cartwright	<ul style="list-style-type: none"> Update FAAG Reduce Max LVR from 100% to 90% Update Estab fee payable from over 95% to over 90% LVR Change note that increased margins may apply over 90%, decreased from over 95%
12.1	October 2009	Erin Cartwright	<ul style="list-style-type: none"> Update changes to professional package Add contingency requirements for Construction loans
13.0	September 2010	Marjorie Potgieter	<ul style="list-style-type: none"> Addition of new Basic Package Update for Prac Fin Fixed Rate terms

Version	Date Created	Amended By	Amendments
			<ul style="list-style-type: none"> Monthly only payments for IO loans
14.0	October 2011	Erin Cartwright	<ul style="list-style-type: none"> Add Affinity Basic Package Add AMP Essential Home Loan
15.0	March 2012	Jessica Lillis	<ul style="list-style-type: none"> Update Master Limit Fee to \$295.00 effective 01/03/2012 Remove reference to Personal Banking in Bank Assist Fees Change AMP Banking to AMP Bank
16.0	November 2012	Mark Jones Jessica Lillis	<ul style="list-style-type: none"> Add SuperEdge Loan products Update Affinity Package 'tier' information Update AMP Essential Fee waiver offer Remove reference to Cash Management Account rates for interest paid on Line of Credit credit balances
17.0	January 2014	Jessica Lillis	<ul style="list-style-type: none"> Add AMP First Loan products

1 HOME LOANS PRODUCT REFERENCE CHARTS – FEATURES AT A GLANCE

Features at a Glance



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Loan type	Variable rate loan			Fixed rate loan		Line of credit
Package name	AMP Essential	Basic	Professional	Basic	Professional	Professional
Min/max loan term	10 yrs/30 yrs	10 yrs/30 yrs	10 yrs/30 yrs	10 yrs/30 yrs	10 yrs/30 yrs	20 yrs/30 yrs
Min/max total loan amount	\$40,000/\$2 million	\$40,000/\$2 million	\$100,000/\$2 million	\$40,000/\$2 million	\$100,000/\$2 million	\$100,000/\$2 million
Max LVR with LMI/ without LMI	80%/90%	80%/90%	80%/90%	80%/90%	80%/90%	80%/90%
Interest Options	P&I	P&I, Interest Only	P&I, Interest Only	P&I, Interest Only	P&I, Interest Only, Interest in Advance	Interest Only
Introductory Rate	n	n	y	n	y	n
Fixed rate terms	n/a	n/a	n/a	1, 2, 3, 5 year	1, 2, 3, 5 year	n/a
Secure Rate Guarantee option	n	n	n	y	y	n
Link to Offset account	n	y	y	n	n	n
Available with Master Limit	n	n	y	n	y	y
Repayment Frequencies	W, F, M	W, F, M (Interest Only - M only)	W, F, M (Interest Only - M only)	W, F, M (Interest Only - M only)	W, F, M (Interest Only - M only)	Monthly only
Additional payments permitted	y	y	y	\$10,000 maximum per annum	\$10,000 maximum per annum	y
Redraw available	y - limited access options	y - limited access options	y	n	n	y
BankPhone	y - view only	y	y	y	y	y
BankNet	y - view only	y	y	y	y	y
BankFax	y	y	y	y	y	y
BankAssist	y	y	y	y	y	y
Access Cards	n	n	y	n	n	y
Cheque books	n	n	n	n	n	y
BPAY	n	n	y	n	n	y
Direct Debit/Direct Credit/pay anyone	n	y	y	n	n	y
Australia Post deposits (personal customers only)	y	y	y	n	n	y
Ongoing fees	Nil	Nil	\$349 per annum	Nil	Nil during fixed rate period	\$349 per annum
Establishment fee	\$350	waived*	waived*	waived*	waived*	waived*
Settlement fee	\$250	\$250	waived	\$250	waived	waived
Pre-approval fee	\$350	\$350	\$350	\$350	\$350	\$350
Legal fees (up to 2 security properties)	\$295	\$295	\$295	\$295	\$295	\$295

This document is an overview only and the information contained within is correct as at 01 March 2012. Full details are as set out in the Terms and Conditions and Fees and Charges documents relevant to each product. The Terms and Conditions and Fees and Charges prevail to the extent of any inconsistency with this document. *Establishment Fee of \$350 is payable for all loans with an LVR greater than 90%. Loan approval is subject to AMP Bank guidelines. Credit provider of home loans is AMP Bank Limited ABN 15 081 596 009. Australian credit licence 234517, AFSL No. 234517

Features at a Glance



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Loan type	Variable Rate Loan				Fixed Rate Loan		Line of Credit
	Classic/ Business Classic	Construction	Land loan	AMP SuperEdge	Classic/ Business Classic	AMP SuperEdge	Classic/ Business Classic
Min/max loan term	10 yrs/30 yrs	10 yrs/30 yrs	10 yrs/30 yrs	10 yrs/30 yrs	10 yrs/30 yrs	10 yrs/30 yrs	20 yrs/30 yrs
Min/max total loan amount	\$40,000/\$2 million	\$40,000/\$2 million	\$40,000/\$2 million	\$100,000 /\$750,000	\$40,000/\$2 million	\$100,000/\$750,000	\$40,000/\$2 million
Max LVR without LMI/with LMI	80%/90%	80%/90%	80%/90%	80%	80%/90%	80%	80%/90%
Interest Options	P&I, Interest Only	Interest Only	P&I, Interest Only	P&I, Interest Only	P&I, Interest Only, Interest in Advance	P&I, Interest Only	Interest Only
Introductory Rate	y (excluding Business Classic)	n	n	n	y (excluding Business Classic)	n	n
Fixed rate terms	n/a	n/a	n/a	n/a	1, 2, 3, 5 year	1, 2, 3, 5 year	n/a
Secure Rate Guarantee option	n	n	n	n	y	y	n
Link to Offset account	y	n	n	y	n	n	n
Available with Master Limit	y	n	n	n	y	n	y
Repayment Frequencies	W, F, M (Interest Only - M Only)	Monthly Only	W, F, M (Interest Only - M Only)	W, F, M (Interest Only - M Only)	W, F, M (Interest Only - M Only)	W, F, M (Interest Only - M Only)	Monthly Only
Additional payments permitted	y	y	y	y	\$10,000 maximum per year	\$10,000 maximum per year	y
Redraw available	y	n	y - limited access options	n	n	n	y
BankPhone	y	y - view only	y	y - inquiry only	y	y - inquiry only	y
BankNet	y	y - view only	y	y - view only	y	y - view only	y
BankFax	y	y	y	y	y	y	y
BankAssist	y	y	y	y	y	y	y
Access Cards	y	n	n	n	n	n	y
Cheque books	n	n	n	n	n	n	y
BPAY	y	n	y	n	n	n	y
Direct Debit/Direct Credit/ pay anyone	y	n	y	Direct Debit/Direct Credit for repayments only	n	n	y
Australia Post deposits (personal customers only)	y	y	y	n	n	n	y
Ongoing fees	\$10 per month	\$10 per month	Nil	\$10 per month	\$10 per month	\$10 per month	\$10 per month
Establishment fee	\$350	\$350	\$350	\$350 (waived for a limited time)	\$350	\$350 (waived for a limited time)	\$350
Settlement fee	\$250	\$250	\$250	\$250 (waived for a limited time)	\$250	\$250 (waived for a limited time)	\$250
Pre-approval fee	\$350	\$350	\$350	\$350	\$350	\$350	\$350
Guarantor Fee (if applicable)	\$200	\$200	\$200	\$200	\$200	\$200	\$200
Rework Fee (for reworks after formal approval)	\$100	\$100	\$100	Up to \$550	\$100	Up to \$550	\$100
Legal Fee (up to 2 security properties)	\$295	\$295	\$295	\$1,925	\$295	\$1,925	\$295
Non-standard legal costs*	At cost	At cost	At cost	At cost	At cost	At cost	At cost

* Non-standard additional legal costs that may be payable includes courier costs, telegraphic transfer costs, cost to arrange settlement in a remote area, costs for urgent preparation of documents and/or urgent settlement and costs to review variations to deeds or powers of attorney.

This document is an overview only and the information contained within is correct as at 9 October 2012 and is subject to change. Full details are as set out in the Terms and Conditions and Fees and Charges documents relevant to each product and are available upon request.

The Terms and Conditions and Fees and Charges Guide prevail to the extent of any inconsistency with this document. Loan approval is subject to AMP Bank guidelines.

General advice only. Any advice given is general advice and does not take into account your client's objectives, financial situation or needs. Before acting on the advice, your client should consider its appropriateness to his/her circumstances. Credit provider and product issuer is AMP Bank Limited ABN 15 081 596 009, Australian credit licence 234517, AFSL No. 234517.

2 LOANS FOR PERSONAL PURPOSES

2.1 CLASSIC CLUB

2.1.1 Introductory Classic Variable Rate Loan

Formerly known as the *Introductory Flexible Term Loan*

Description

- A variable rate term loan that allows the customer to make additional payments directly into the loan, such as direct crediting salary, with easy access to these additional amounts.
- Includes an introductory discount of at least 0.75% pa off the Classic Variable Loan interest rate for the first 12 months
- Secured by residential property
- Allows either Principal & Interest or Interest Only repayments
- Must convert to Classic Variable Rate Loan after 1 year introductory period, otherwise charges apply (see Lump Sums/Early Repayment below)

Availability & Loan Purpose

- Available for new customers, and existing customers who apply for additional borrowings and who do not have an existing discounted product
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes permitted

Loan Term

- Minimum* – Principal & Interest - 10 years; Interest Only – selected IO period + 10 years
- Maximum - 30 years
- Maximum Interest Only term – 5 years (10 years subject to Credit approval)

Loan Amounts & LVR

- Minimum - \$40,000
- Maximum - \$2,000,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000
- Maximum LVR & Amounts (per security)
 - \$40k - \$850k - 90% plus capitalised LMI
(Existing mortgage customers of a minimum of 6 months, to purchase an owner occupied or investment property – 95% plus capitalised LMI)
 - \$850k - \$1.5m – 80%
 - \$1.5m - \$1.75m – 75%
 - \$1.75m - \$2m – 70%
- Mortgage Insurance required (as per standard credit policy)
 - \$40k to \$850k - LVR>80%

Interest Rate

- Variable interest rate
- discounted at least 0.75% from Classic Variable Rate Loan interest rate for the first 12 months
- Borrowings with LVR >90% may attract an additional interest rate margin

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.

* That is, the full loan term including 1 Year Introductory period

- Options of monthly, fortnightly or weekly.
- Scheduled Payments can be made by direct debit or salary credit.

Principal & Interest loans

- payments are based on the scheduled limit, (i.e. the contractual balance)
- are not reduced by any additional payments
- Fortnightly payments are ½ of minimum monthly, and weekly payments are ¼ of minimum monthly

Interest Only Variable Payment loans^{*}:

- Only monthly scheduled payments permitted
- required payments are based on actual balance.
- minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month.[†]
- Monthly Only payments must be encouraged at all times.

Account Keeping and Transaction Fees

- monthly account management fees apply
- Principal & Interest and Interest Only Variable Payment[‡]
- 15 free Included Transactions per month[§].
- Individual transaction fees apply for excess transactions types

Redraw & Access

- Principal & Interest and Interest Only
- no minimum redraw amount
- no separate redraw fees
- access via BankNet, BankPhone, BankAssist, by BPay, or by Access Card

Lump Sums/Early Repayment

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Additional Deferred Establishment Fee equal to 1% of the Original Facility Amount applies if the facility is either partially or fully converted to product type other than Classic Variable Rate Loan within 2 years of settlement, or if the facility is partially or fully discharged within 2 years of settlement. Payable in lieu of the standard Deferred Establishment Fee (i.e., if the ADEF is payable, no DEF is payable).
- Deferred Establishment Fee applies where loan discharged in years 3 to 4 years of original settlement
- Discharge fees may apply

Reserved Amounts and Funds Available for Redraw

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

^{*} Applies to Interest Only loans originated on or after 22 August 2005. For details on Interest Only loans originated before 22 August 2005, refer to part 5.2.1 - Introductory Classic Variable Rate Loan – Interest Only, page 76

[†] To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

[‡] Applies to Interest Only loans originated before 20/9/04, or on or after 22/8/05. For details on Interest Only loans originated between 20/9/04 and 22/8/05, refer to part 5.2.1 - Introductory Classic Variable Rate Loan – Interest Only, page 76

[§] 'Included Transactions' - rediATM withdrawals, EFTPOS transactions, withdrawals, Australia Post Deposits, Periodic Payment to external accounts, BPay withdrawals, (refer to page 107 for full details)

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can be any combination of any available loan types
- split loan fees apply

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account^{*}

Statements

- Statements are issued six-monthly, on anniversary of settlement.

^{*} Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

2.1.2 Classic Variable Rate Loan

Formerly known as the **Flexible Term Loan**

Description

- A variable rate term loan that allows the customer to make additional payments directly into the loan, such as direct crediting salary, with easy access to these additional amounts.
- Secured by residential property
- Allows either Principal & Interest or Interest Only repayments

Availability & Loan Purpose

- Available for new customers, and existing customers
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes permitted*

Loan Term

- Minimum – Principal & Interest - 10 years; Interest Only – selected IO period + 10 years
- Maximum - 30 years
- Maximum Interest Only term – 5 years (10 years subject to Credit approval)

Loan Amounts & LVR

- Minimum - \$40,000
- Maximum - \$2,000,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000
- Maximum LVR & Amounts (per security)
 - \$40k - \$850k - 90% plus capitalised LMI

(Existing mortgage customers of a minimum of 6 months, to purchase an owner occupied or investment property – 95% plus capitalised LMI)

- \$850k - \$1.5m – 80%
- \$1.5m - \$1.75m – 75%
- \$1.75m - \$2m – 70%
- Mortgage Insurance required (as per standard credit policy)
 - \$40k to \$850k - LVR>80%

Interest Rate

- Variable interest rate.

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).
- Borrowings with LVR >90% may attract an additional interest rate margin

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Options of monthly, fortnightly or weekly. Interest Only loans – monthly only
 - Scheduled Payments can be made by direct debit or salary credit.

Principal & Interest loans

- payments are based on the scheduled limit, (i.e. the contractual balance)
- are not reduced by any additional payments
- Fortnightly payments are ½ of minimum monthly, and weekly payments are ¼ of minimum monthly

* Refer to section 3 - Loans for Business Purposes for details

Interest Only loans^{*}:

- Only monthly scheduled payments permitted
- required payments are based on actual balance.
- minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month.[†]

Account Keeping and Transaction Fees

- monthly account management fees apply
- Principal & Interest and Interest Only[‡]
 - 15 free Included Transactions per month[§].
 - Individual transaction fees apply for excess transactions types

Redraw & Access

- Principal & Interest and Interest Only[‡]
 - no minimum redraw amount
 - no separate redraw fees
 - access via BankNet, BankPhone, BankAssist, by BPay, or by Access Card

Lump Sums/Early Repayment

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Deferred Establishment Fee applies where loan discharged within 4 years of original settlement
- Discharge fees may apply

Reserved Amounts and Funds Available for Redraw

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can be any combination of any available loan types.
- split loan fees apply

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account^{**}

Statements

- Statements are issued six-monthly, on anniversary of settlement.

^{*} Applies to Interest Only loans originated on or after 22 August 2005. For details on Interest Only loans originated before 22 August 2005, refer to part 5.2.2 - Classic Variable Rate Loan – Interest Only, page 77.

[†] To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

[‡] Applies to interest Only loans originated before 20/9/04, or on or after 22/8/05. For details on Interest Only loans originated between 20/9/04 and 22/8/05, refer to part 5.2.2 - Classic Variable Rate Loan – Interest Only, page 77

[§] 'Included Transactions' - rediATM withdrawals, EFTPOS transactions, withdrawals, Australia Post Deposits, Periodic Payment to external accounts, BPay withdrawals, (refer to page 107 for full details)

^{**} Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

2.1.3 Classic Line Of Credit

Description

- revolving line of credit facility with full transactional and access functionality
- allows the customer to withdraw up to the pre-approved credit limit at any time for any purpose
- Interest Only repayment basis for up to 10 years, converting to Principal & Interest for the remaining term

Availability & Loan Purpose

- Available for new customers, and existing customers
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes permitted*

Loan Term

- Minimum total term – 20 years
- Maximum - 30 years
- Maximum Interest Only term –10 years

Loan Amounts & LVR

- Minimum - \$40,000
- Maximum - \$1,000,000 (higher amounts subject to Credit approval)
- Minimum split - \$10,000
- Minimum Increase - \$4,000
- Maximum LVR & Amounts (per security)
 - \$40k - \$850k - 90% plus capitalised LMI

(Existing mortgage customers of a minimum of 6 months, to purchase an owner occupied or investment property – 95% plus capitalised LMI)

- \$850k - \$1.5m – 80%
- \$1.5m - \$1.75m – 75%
- \$1.75m - \$2m – 70%
- Mortgage Insurance required (as per standard credit policy)
 - \$40k to \$850k - LVR>80%

Loan Review

- credit limit may be reviewed at any time, and reduced at the sole discretion of the Bank.

Interest Rate

- debit Interest - variable interest rate
- interest paid on credit balances (for balances over \$20,000)
- Borrowings with LVR >90% may attract an additional interest rate margin

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Repayments

Interest Only period

- Only monthly scheduled payments permitted
- monthly interest (based on actual balance) plus any other fees and charges
- scheduled repayments can be monthly only (more frequent *scheduled* repayments are not permitted)
- scheduled repayments can be made by direct debit or salary credit.

Principal & Interest period

- based on the scheduled limit, (i.e. the contractual balance) and are not reduced by any additional payments
- options of monthly, fortnightly (½ of minimum monthly) or weekly (¼ of minimum monthly)
- scheduled repayments can be made by direct debit or salary credit.

* Refer to section 3 - Loans for Business Purposes for details

Lump Sums/Early Repayment

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Deferred Establishment Fee applies where loan discharged within 4 years of original settlement
- Discharge fees may apply

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can be any combination of any available loan types
- split loan fees apply

Other benefits

- Master Limit available (Line of Credit split required)

Transactions & Access

- no minimum withdrawal amount
- no separate redraw fees, however individual transaction fees apply (refer to [page 104](#) for full details)
- access via cheque, BankNet, BankPhone, BankAssist, BankFax, BPay, or AMP Access card

Account Keeping and Transaction Fees

- \$10 per month account management fee
- 25 free Included transactions per month (free Included transactions expire each month)
- individual transaction fees apply after monthly free Included Transactions exceeded (refer to [page 104](#) for full details)

Statements

- Statements are issued monthly on anniversary of settlement.

2.2 PROFESSIONAL PACKAGE – VARIABLE RATE LOAN & LINE OF CREDIT

Description

- A package offering high value customers a wide range of benefits, including discounted loan interest rates, unlimited transaction on loans and deposit account benefits.

Eligibility for Professional Pack

- Minimum Total Customer Borrowings of \$100,000
- eligibility is based on total borrowings assessed as all lending by a single customer, a specific customer group or a specific entity

Availability & Loan Purpose

- Available for new and existing customers eligible for Professional Pack loans under the borrowing amount criteria
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes not permitted, i.e., where:
 - Loan purpose is stated as business
 - Borrowings are refinancing a business loan or commercial bill
 - Loan is deemed as being for business purposes after assessment by AMP Bank

Tiered Interest Rate Discounts

- Interest rate discounts apply on Professional Pack Variable Rate Loans and Professional Pack Lines of Credit only.
- Rates are discounted from the Classic Variable Rate Loan and Classic Line of Credit interest rates, respectively.
- An introductory version of the Professional Package Variable Rate Loan is available, with up to 0.55%pa interest rate discount applying for 1 year after initial settlement*. After intro period, Professional Package interest rate discount tiering applies, as below.
 - Borrowings with LVR >90% may attract an additional interest rate margin

New mortgage applications received from 26th October 2009:

Loan Amount	Interest Rate Discounts*
\$100k to <\$250k	0.40%
\$250k to >\$750k	0.55%
>\$750k	0.60%

Existing mortgages (including applications in pipeline) as at 25th Oct 2009:

Loan Amount	Interest Rate Discounts†
\$100k to <\$250k	0.50%
\$250k to <\$750K	0.65%
\$750k to <\$1.5M	0.70%
>\$1.5M	0.75%

Prof Pack Loans with discounted interest rates

- Introductory Prof Pack Variable Rate Loans (Principal & Interest/Interest Only Variable Payment)
 - Professional Pack Variable Rate Loans (Principal & Interest/Interest Only Variable Payment)
 - Professional Pack Line of Credit (Principal & Interest/Interest Only)

Other products available (can be split with Prof Pack loans)

- Intro 1 Yr, 1 Yr, 2 Yr, 3 Yr and 5 Yr Fixed Rate Loans.
Refer to part 2.3 - Fixed Rate Loans for all details. Conditions for Fixed Rate Loans under Professional Pack as set out in excepting fee waivers as detailed below.
- <updated 03 September 2010> For information on splits with Basic Variable Rate Loan, see below "Product exclusions".

* Rate is discounted from the Classic Variable Rate Loan Interest Rate

† Subject to special tiering offers from time to time. Discount is from Classic Variable Rate Loan/Line of Credit interest rates.

Product exclusions

- For all loan applications received before 01 September 2010: Basic Variable Rate Loan could be split with a Professional Package.
- For existing customers (prior to 01 September 2010) with a Basic Variable Rate Loan split as part of a Professional Package (including only fixed rate loans rolling to ProPack):
- Can increase an existing Basic split
- Cannot add a new Basic split, even under a Master Limit

Professional Pack Annual Fee

- Annual Fee of \$349, first payable at settlement, then annually
- Where product switched into Prof Pack, Annual Fee will charge at settlement of switch, in addition to \$350 Product Switch Fee applying for switching.

Loan Fees

- Establishment Fee waived*
- Settlement Fee \$250
- Monthly account management fees on Fixed Rate splits *waived (\$10 month/facility waived)*
- Loan Split fees waived (\$75/split waived)
- \$295 Master Limit Application Fee applies where Master Limit requested
- Guarantor Administration (\$200) and LMI Processing Fees (\$100) payable where applicable
- 1% ADEF on Introductory Prof Pack Loans if facility discharged within first 2 years
- DEF \$1,000 if any loan discharged within 4 years after the original settlement date.

Redraw & Access**Professional Pack Variable Rate Principal & Interest and Interest Only Variable Payment loans (including Introductory Prof Pack):**

- unlimited AMP Bank transactions on Professional Pack Variable Rate Loans (P&I and IO)[†]
- access via rediATM, EFTPOS, BankNet, BankPhone, BankAssist, BPay, access card
- no minimum redraw amount
- no separate redraw fees

Professional Pack Lines of Credit:

- unlimited AMP Bank transactions on Professional Pack Lines of Credit
- access via rediATM, EFTPOS, BankNet, BankPhone, BankAssist, BPay, access card, cheque
- no minimum redraw amount
- no separate redraw fees

Reserved Amounts and Funds Available for Redraw – Variable Rate Loans only

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

Transaction Fees

- All AMP Bank transactions are fee-free on Variable Rate Loans and Lines of Credit

Loan Terms**Variable Rate Loans**

- Minimum term
 - Principal & Interest - 10 years
 - Interest Only – selected IO period + 10 years
- Maximum - 30 years
- Maximum Interest Only term – 5 years (up to 10 years subject to Credit approval)

Lines of Credit

- Minimum total term – 20 years
- Maximum total term - 30 years
- Maximum Interest Only term – 10 years

* Establishment fee of \$350 is payable for all loans with an LVR >90%

† Refer to page 107 for full details

Loan Amounts & LVR

- Minimum borrowing to be eligible for Prof Pack - \$100,000
- Standard Minimum Loan Amount - \$40,000
- Minimum split amount - \$10,000
- Maximum Loan Amount - \$2,000,000 (\$1,000,000 Line of Credit)
- Maximum LVR & Amounts (per security)
 - \$40k - \$850k - 90% plus capitalised LMI

(Existing mortgage customers of a minimum of 6 months, to purchase an owner occupied or investment property – 95% plus capitalised LMI)

- \$850k - \$1.5m – 80%
- \$1.5m - \$1.75m – 75%
- \$1.75m - \$2m – 70%
- Mortgage Insurance required (as per standard credit policy)
 - \$40k to \$850k - LVR>80%

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Options of monthly, fortnightly or weekly repayments
- Scheduled Payments can be made by direct debit or salary credit.

Variable Rate Principal & Interest loans

- payments are based on the scheduled limit, (i.e. the contractual balance)
- are not reduced by any additional payments
- Fortnightly payments are ½ of minimum monthly, and weekly payments are ¼ of minimum monthly

Variable Rate Interest Only Variable Payment loans**Interest Only Variable Payment loans:**

- Only monthly scheduled payments permitted
- Required payments are based on actual balance.
- minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month.*
- Monthly Only payments must be encouraged at all times.

Lines of Credit

- Only monthly scheduled payments permitted
- Scheduled Payments can be made by direct debit or salary credit.
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices

Lump Sums/Early Repayment**Variable Rate Loans & Lines of Credit**

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Deferred Establishment Fee applies where loan discharged within 4 years of original settlement

* To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

- Discharge fees may apply
- For Introductory Variable Rate Loans, an Additional Deferred Establishment Fee of 1% of original facility amount applies if facility discharged within years 1-2

Split Loans

- up to 10 splits permitted
- minimum amount per split - \$10,000
- can be any combination of any permitted loan types^{*}
- no additional split fees apply

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account[†]

Statements

- Variable Rate - statements are issued six-monthly, on anniversary of settlement.
- Line of Credit - statements are issued monthly, on anniversary of settlement

^{*} Affinity, Select, Construction and Low Doc loans are not permitted to be split with Prof Pack loans.

[†] Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

2.3 FIXED RATE LOANS

Description

- Fixed rate term loans with choice of fixed rate terms
- Secured by residential property
- Option to refix or convert to variable rate term loan at expiry of fixed rate term
- Allows either Principal & Interest or Interest Only repayments

Availability & Loan Purpose

- Available for new and existing customers eligible for Professional Pack loans under the borrowing amount criteria
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes permitted*

Loan Term

- Fixed terms available for 1, 2, 3, or 5 years, including Intro 1 Year.
- Minimum[†] – Principal & Interest - 10 years; Interest Only – selected IO period + 10 years
- Maximum total term- 30 years
- Maximum Interest Only term – 5 years (10 years subject to Credit approval)
- Fixed Rate loans auto-roll to either Classic Variable Rate loans, Professional Package Variable Rate loans or Basic Variable Rate loans
- Different interest rates may apply to Fixed Rate loan with similar terms, dependent on the variable rate loan the fixed rate loan rolls to

Loan Amount & LVR

- Minimum - \$40,000
- Maximum - \$2,000,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000
- Maximum LVR & Amounts (per security)
 - \$40k - \$850k - 90% plus capitalised LMI
 (Existing mortgage customers of a minimum of 6 months, to purchase an owner occupied or investment property – 95% plus capitalised LMI)
 - \$850k - \$1.5m – 80%
 - \$1.5m - \$1.75m – 75%
 - \$1.75m - \$2m – 70%
- Mortgage Insurance required (as per standard credit policy)
 - \$40k to \$850k - LVR>80%

Interest rate

- fixed interest rate
- rate varies according to fixed rate term
- Borrowings with LVR >90% may attract an additional interest rate margin

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Account Keeping Fees

- monthly account management fees apply

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Scheduled repayments can be made by direct debit, internal transfer or salary credit

* Refer to section 3 - Loans for Business Purposes for details

† That is, the full loan term including 1 Year Introductory period

Principal & Interest loans

- payments are based on the scheduled limit, (i.e. the contractual balance)
- are not reduced by any additional payments
- Fortnightly payments are ½ of minimum monthly, and weekly payments are ¼ of minimum monthly

Interest Only loans^{*}:

- Only monthly scheduled payments permitted
- required payments are based on actual balance.
- minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month.[†]

Lump Sum Repayments

- Additional repayments of up to \$10,000 per year permitted on Fixed Rate Loans without charges
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Early Repayment Fees and Break Costs apply if additional or lump sum repayments are made in excess of \$10,000 per year.[‡]
- Deferred Establishment Fee applies where loan discharged within 4 years of original settlement
- Discharge fees may apply
- For Introductory Fixed Rate Loans, an Additional Deferred Establishment Fee of 1% of original facility amount applies if facility discharged within years 1-2

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can be any combination of any available loan types
- split loan fees apply[§]

Maintaining Fixed Rates for Internal Refinances

- Existing Fixed Rate Loan may be transferred to a new Fixed Rate Loan without incurring Early Repayment Fees under the following conditions only:
 - At least one borrower remains party to the new loan (e.g., transfer from joint to single or transfer from single or joint to trust with trustee(s) being at least an existing borrower).
 - New Fixed Rate Loan lifecycle must be customised to maintain current Fixed Rate Loan rate, term and amount i.e.:
 - New Fixed Rate Loan *amount* must be the same *amount* as the Fixed Rate Loan being transferred.
 - New Fixed Rate Loan *fixed interest rate* must be the same *fixed interest rate* as the Fixed Rate Loan being transferred.
 - New Fixed Rate Loan *remaining fixed rate period* must be the same *remaining fixed rate period* as the Fixed Rate Loan being transferred.

Other benefits

- Master Limit available (Line of Credit split required)

Account Inquiries and Redraw Access

- Account inquiries can be made by mail, email, BankAssist, BankPhone, and BankNet
- Redraw is not available during the fixed rate period.

Statements

- Statements are issued six-monthly, on anniversary of settlement.

^{*} Applies to Interest Only loans originated on or after 20 September 2004. For details on Interest Only loans originated before 20 September 2004, refer to part 5.4 - Fixed Rate Loans – Interest Only, page 83.

[†] To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

[‡] Refer to page 104 for further details

[§] Split loan fees do not apply for loans under Professional Package.

2.4 LOW DOC PACKAGE – VARIABLE RATE LOAN, FIXED RATE LOAN & LINE OF CREDIT

Description

- The Low Doc Package product offering consists of:
 - Low Doc Variable Rate Loan
 - Line of Credit
 - Fixed Rate Loans (2 & 3 year fixed rate options)
- At least one borrower must be self-employed for at least two years (i.e. ABN holder for at least two years)

Product Range

- Low Doc Variable Rate Loan – Principal & Interest
- Low Doc Variable Rate Loan – Interest Only
- Low Doc 2 Year Fixed Rate Loan – Principal & Interest
- Low Doc 2 Year Fixed Rate Loan – Interest Only
- Low Doc 3 Year Fixed Rate Loan – Principal & Interest
- Low Doc 3 Year Fixed Rate Loan – Interest Only
- Low Doc Line of Credit – Principal & Interest
- Low Doc Line of Credit – Interest Only

Loan to Valuation Ratio / Lenders Mortgage Insurance Premium Options

- All Low Doc loans, regardless of LVR, must be individually mortgage insured
- For loans with LVR up to 60%, the Bank will pay the LMI premium
- For loans with LVR > 60% to 80%, the customer must pay the premium

Fees

- Low Doc package fee - \$299, payable at settlement then annually
- Establishment Fee waived
- Settlement Fee \$550
- Monthly account management fees waived
- Split loan fees waived
- Additional Deferred Establishment Fee of 1% of original facility amount applies if loan discharged within 2 years of settlement
- Deferred Establishment Fee applies if loan is discharged in years 3 and 4 after the original settlement date.

Other Fees

- Guarantor Administration (\$200) and LMI Processing Fees (\$100) payable where applicable

Redraw & Access

Low Doc Variable Rate Principal & Interest and Interest Only loans:

- unlimited AMP Bank transactions on Low Doc Variable Rate Loans (P&I and IO) *
- no minimum redraw amount
- no separate redraw fees
- access via rediATM, EFTPOS, BankNet, BankPhone, BankAssist, BPay, access card

Low Doc Line of Credit:

- unlimited AMP Bank transactions on Low Doc Line of Credit *
- no minimum redraw amount
- no separate redraw fees
- access via rediATM, EFTPOS, BankNet, BankPhone, BankAssist, BPay, access card, cheque

Loan Terms

Variable Rate and Fixed Rate Loans

- Minimum term
 - Principal & Interest - 10 years
 - Interest Only – selected IO period + 10 years
- Maximum - 30 years
- Maximum Interest Only term – 5 years (up to 10 years subject to Credit approval)

* Refer to page 107 for full details

Lines of Credit

- Minimum total term – 20 years
- Maximum - 30 years
- Maximum Interest Only term –10 years

Loan Amounts & LVR

- Minimum Total Loan Amount \$40,000
- if part of a split loan, minimum is \$10,000 per split
- Maximum Total Borrower Exposure \$2,500,000
- Maximum LVR & Amounts (per security) - \$ 1,000,000. maximum LVR 80%*
- All loans, regardless of LVR require mortgage insurance.
- Customer option to include LMI premiums – maximum borrowing amount = \$1,000,000.

Interest Rate and Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday)

Repayments**Variable Rate and Fixed Rate Loans**

- Principal & Interest or Interest Only repayments available
- Option of monthly, fortnightly or weekly repayments
- Scheduled Payments can be made by direct debit or salary credit.

Principal & Interest loans

- payments are based on the scheduled limit, (i.e. the contractual balance)
- are not reduced by any additional payments
- Fortnightly payments are ½ of minimum monthly, and weekly payments are ¼ of minimum monthly

Interest Only Variable Payment loans:

- Only monthly scheduled payments permitted
- Required payments are based on actual balance.
- minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month.[†]
- Monthly Only payments must be encouraged at all times.

Lines of Credit

- Only monthly scheduled payments permitted
- Scheduled Payments can be made by direct debit or salary credit.
- Extra (additional) repayments can be made at any time without charges

Lump Sums/Early Repayment**Variable Rate Loans & Lines of Credit**

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Additional Deferred Establishment Fee equal to 1% of the Original Facility Amount applies if the facility is fully discharged within 2 years of settlement. Payable in lieu of the standard Deferred Establishment Fee (i.e., if the ADEF is payable, no DEF is payable).
- Deferred Establishment Fee applies where borrowings discharged in years 3 to 4 year after original settlement
- Discharge fees may apply

Fixed Rate Loans

* Subject to Mortgage Insurer guidelines.

[†] To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

- Additional repayments of up to \$10,000 per year permitted on Fixed Rate Loans without charges. If exceeded, break costs and fees apply.
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Additional Deferred Establishment Fee equal to 1% of the Original Facility Amount applies if the facility is fully discharged within 2 years of settlement. Payable in lieu of the standard Deferred Establishment Fee (i.e., if the ADEF is payable, no DEF is payable).
- Deferred Establishment Fee applies where borrowings discharged within 4 years of original settlement
- Discharge fees may apply

Reserved Amounts and Funds Available for Redraw – Variable Rate Loans only

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

Split Loans

- up to 10 splits permitted
- minimum amount per split - \$10,000
- can only be split with other Low Doc loans

Maintaining Fixed Rates for Internal Refinances

- Existing Fixed Rate Loan may be transferred to a new Fixed Rate Loan without incurring Early Repayment Fees under the following conditions only:
 - At least one borrower remains party to the new loan (e.g., transfer from joint to single or transfer from single or joint to trust with trustee(s) being at least an existing borrower).
 - New Fixed Rate Loan lifecycle must be customised to maintain current Fixed Rate Loan rate, term and amount i.e.:
 - New Fixed Rate Loan *amount* must be the same *amount* as the Fixed Rate Loan being transferred.
 - New Fixed Rate Loan *fixed interest rate* must be the same *fixed interest rate* as the Fixed Rate Loan being transferred.
 - New Fixed Rate Loan *remaining fixed rate period* must be the same *remaining fixed rate period* as the Fixed Rate Loan being transferred.

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account*

Statements

- Statements are issued six-monthly, on anniversary of settlement.

* Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

2.5 BASIC PACKAGE

2.5.1 Basic Variable Rate Loan

Description

- A Basic Package comprising :
 - Basic Variable Rate loan and
 - Basic 1,2,3 and 5 Year Fixed Rate loans
- Allows the customer to make additional payments directly into the loan, such as direct crediting salary, with staff-assisted redraw and limited internet and phone banking access to these additional amounts. Make lump sum payments of up to \$10,000 per year to Basic fixed rate loans without penalty
- Secured by residential property
- Allows either Principal & Interest or Interest Only repayments

Availability & Loan Purpose

- Available for new and existing customers (existing customers cannot split new Basic Package loan with existing products)
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes not permitted, i.e., where:
 - Loan purpose is stated as business
 - Borrowings are refinancing a business loan or commercial bill
 - Loan is deemed as being for business purposes after assessment by AMP Bank

Launch Special Pricing

- Launch date 06 September 2010. Basic Variable 6.69% pa and 3 Year Fixed 6.99% pa for new money only

Loan Fees

- Establishment Fee \$350 (check interest bulletin for promotional waivers) *
- Settlement Fee \$250
- Split Loan Annual fee \$75 payable for 3rd and subsequent splits (check interest bulletin for promotional waivers)
- Guarantor Administration (\$200) and LMI Processing Fees (\$100) payable where applicable

Loan Term

- Minimum – Principal & Interest - 10 years; Interest Only – selected IO period + 10 years
- Maximum - 30 years
- Maximum Interest Only term – 5 years (10 years subject to Credit approval)

Loan Amounts & LVR

- Minimum - \$40,000
- Maximum - \$2,000,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000
- Maximum LVR & Amounts (per security)
 - \$40k - \$850k - 90% plus capitalised LMI
 (Existing mortgage customers of a minimum of 6 months, to purchase an owner occupied or investment property – 95% plus capitalised LMI)
 - \$850k - \$1.5m – 80%
 - \$1.5m - \$1.75m – 75%
 - \$1.75m - \$2m – 70%
- Mortgage Insurance required (as per standard credit policy)
 - \$40k to \$850k - LVR>80%

Interest Rate

- Variable interest rate and fixed interest rate options available.
- Borrowings with LVR >90% may attract an additional interest rate margin

* Establishment fee of \$350 is payable for all loans with an LVR >90%

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Scheduled repayments can be made by direct debit, internal transfer or salary credit

Principal & Interest loans

- payments are based on the scheduled limit, (i.e. the contractual balance)
- monthly, fortnightly ($\frac{1}{2}$ of minimum monthly) or weekly ($\frac{1}{4}$ of minimum monthly) scheduled repayments accepted

Interest Only loans

- payments are based on actual balance
- monthly scheduled repayments only permitted
- minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month.

Account Keeping and Transaction Fees

- no monthly account management fees [†]
- free internet and phone banking transactions (excludes BPay and access cards and ATM/EFTPOS transactions – not available) on variable rate loans

Redraw & Access

- information and limited transactional access via BankNet and BankPhone
- no minimum redraw via internet or phone banking on variable rate loans.
- no BPay or access cards
- redraw on variable rate loans available through BankAssist
 - Redraw fee of \$50 applies (in lieu of \$3 BankAssist Fee)

Lump Sums/Early Repayment – Variable Rate loans

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Deferred Establishment Fee applies where loan discharged within years 3 to 4 after original settlement
- 1% Additional Deferred Establishment Fee applies if facility is partially or fully discharged within 2 years from the original Settlement Date.
- Discharge fees may apply

Lump Sums/Early Repayment – Fixed Rate loans

- Lump sum payments up to \$10,000 per year without incurring early repayment interest or fees

Reserved Amounts and Funds Available for Redraw – Variable Rate loans

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000

* To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

† For loans established prior to 20/07/06, account management fees apply. Refer to page 107 for details.

- can only be split with other Basic Variable Rate loans or Basic Fixed Rate loans that auto-roll to Basic Variable Rate loans
- split loan fees apply – first 2 splits free, fee applies to third and subsequent splits
- for information on splits with other products, see below ‘Product Exclusions’

Product exclusions

- For all loan applications received before 06 September 2010 : Basic Variable Rate Loan could be split with a Professional Pack
- For existing customers (prior to 06 September 2010) with a Basic Variable Rate loan split as part of a Professional Package (including only fixed rate loans rolling to ProPack):
- Can increase an existing Basic split
- Cannot add a new Basic split, even under a Master Limit
- If existing ProPack to switch to Basic and is held under a Master Limit, the Master Limit must be cancelled and standard Switch rules and fees apply

Other benefits

- 100% mortgage offset available on with Offset Deposit Account*

Statements

- Statements are issued six-monthly, on anniversary of settlement.

Switching Restrictions

- Switches into Basic Package loans incur switch fees

* Offset available on Variable rate Loans only.

2.6 AMP ESSENTIAL HOME LOAN

Description

- Variable rate loan with Principal and Interest repayments
- Redraw available via BankAssist only, minimum \$2,000
- Secured by single residential property
- Personal borrowers only
- Offset or Master Limit not available
- Available from 17 October 2011

Availability & Loan Purpose

- Available for new and existing customers
- Personal customers only
- Owner occupied and investment purposes

Loan Fees

- Establishment Fee \$350
- Settlement Fee \$250
- Split Loan Annual fee \$75 payable for additional splits
- Guarantor Administration (\$200) and LMI Processing Fees (\$100) payable where applicable

Launch Promotion

- Establishment and Settlement Fees waived for applications received until further notice (all LVRs)

Loan Term

- Minimum – 10 years
- Maximum - 30 years

Loan Amounts & LVR

- Minimum - \$40,000
- Maximum - \$2,000,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000
- Maximum LVR & Amounts (per security)
 - \$40k - \$850k - 90% plus capitalised LMI

(Existing mortgage customers of a minimum of 6 months, to purchase an owner occupied or investment property – 95% plus capitalised LMI)

- \$850k - \$1.5m – 80%
- \$1.5m - \$1.75m – 75%
- \$1.75m - \$2m – 70%
- Mortgage Insurance required (as per standard credit policy)
 - \$40k to \$850k - LVR>80%

Interest Rate

- Variable interest rate
- Borrowings with LVR >90% may attract an additional interest rate margin

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Scheduled repayments can be made by direct debit, internal transfer or salary credit
- Principal & Interest repayments:
 - payments are based on the scheduled limit, (i.e. the contractual balance)
 - monthly, fortnightly (½ of minimum monthly) or weekly (¼ of minimum monthly) scheduled repayments accepted

Account Keeping and Transaction Fees

- no monthly account management fees
- fee free redraw available via BankAssist
- Transaction fee for deposits via Australia Post apply
- Special Service fees apply

Redraw & Access

- Information only access via BankNet and BankPhone
- no BPay or access cards
- redraw on variable rate loans available through BankAssist
 - Minimum of \$2,000
 - BankAssist Fee does not apply
 - Special service fees do apply

Lump Sums/Early Repayment – Variable Rate loans

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Discharge fees may apply

Reserved Amounts and Funds Available for Redraw – Variable Rate loans

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can only be split with other AMP Essential Home Loans
- split loan fees apply – first split is free, fee applies additional splits
- No mixing with other products permitted

Other benefits

- Offset not available
- Master Limit not available

Statements

- Statements are issued six-monthly, on anniversary of settlement.

2.7 CONSTRUCTION LOAN

Description

- variable interest rate term loan
- Interest Only during construction period
- used for the purchase of vacant land (with intent to complete construction within 12 months), constructing a building on vacant land or to make structural renovations to an existing property located in a metropolitan area
- converts to Classic Variable Rate Loan on completion of construction*

Security Required

- Registered 1st Mortgage over strictly residential property
- Zone 1 locations only preferred
- Maximum land area 2.2 hectares (5 acres) for Construction Loans (larger land areas considered by exception)
- All services must be connected i.e. water, sewerage, electricity etc.
- maximum of 2 dwellings to be constructed per borrower at one time

Exclusions

- Owner builders
- Labour only contracts
- Kit homes or relocatable dwellings
- Display homes
- Refinances of security properties where construction is in progress (including partly completed, self-funded construction)
- Strata title properties
- Non-arm's length relationships

Availability & Loan Purpose

- Available for new and existing customers
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes not permitted, i.e., where:
 - Loan purpose is stated as business
 - Borrowings are refinancing a business loan or commercial bill
 - Loan is deemed as being for business purposes after assessment by AMP Bank

Loan Term

- minimum full term – 10 years
- maximum overall loan term - 30 years; maximum term of construction period - 12 months

Max Loan to Value Ratio

- Maximum initial drawdown is 90% of vacant land value with LMI
- Maximum initial drawdown of vacant land value without LMI is
 - Zone 1 & 2 – 80%
 - Zone 3 – 75%
- 90% of land and improvement value during construction and upon completion
- Maximum of 2 dwellings to be constructed per borrower at one time
- LMI will be applicable for LVR above 80%

Loan Amount

- Minimum - \$40,000
- Maximum - \$850,000

* Can convert to another product type (except 'Introductory' loans) on completion at customer request and subject to Bank approval. Product switching fees may apply.

Interest Rate

- Interest is charged at the Classic Variable Rate Loan rate on an interest only basis until the loan is fully drawn down (for a maximum period of 12 months)
- option to convert to a fixed or variable (principal and interest) interest rate loan following construction period
- Borrowings with LVR >90% may attract an additional interest rate margin

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Split Loan Facility

- not available during construction period
- Construction loans must be established as a 'stand-alone' facility or as an additional split on a Land Loan only.

Repayments

- Interest Only repayments during the construction period
 - monthly interest, plus fees and charges
 - scheduled repayments must be monthly (more frequent scheduled repayments are not permitted)
- Scheduled monthly interest payments to be made by direct debit or salary credit. It is preferable for this account to be held with AMP Bank.

Lump Sums/Early Repayment

- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- no minimum additional repayment
- no charges for lump sum repayments
- Deferred Establishment Fee applies where loan discharged within 4 years of original settlement
- Discharge fees may apply

Redraw

- not available during the construction period.

Progress Payments & Fees

- drawdown of loan is by progress payment
- customer and builder must request the Progress Payment
- Funds will be drawn down following a satisfactory valuation inspect report if required (refer credit policy)
- Progress payments are made directly to the builder's nominated bank account.
- fees apply for each progress payment (equivalent of 4 progress payment fees collected at loan establishment)

Account Management Fees

- monthly account management fees apply

Statements

- Statements are issued six-monthly

Valuations

- Registered Valuer's Reports are mandatory
- Initial valuation based on vacant land and council approved plans/ council building consents & specs
- If council approved plans are not available at time of initial inspection, then upon receipt a second valuation will be required, at the borrowers' expense.
- Valuer to complete progress inspections as required (usually 4 inspections) prior to release of drawdowns. These are to include:
 - value to date

- cost to complete
- Valuer's final progress inspection report is to also confirm total **current** valuation figure

Other Requirements/Conditions

- Copy of builder's license. The requirement for a copy of the builder's license may be waived when the builder's registration details have been confirmed via internet with the appropriate government body. Hard copy of internet confirmation to be placed on loan file.
- Copy of executed building contract between the licensed builder and the owner(s) of the vacant land or property
- Copy of council approved plans/council building consents and specifications.
- Copy of the Homeowners Warranty Insurance
- Copy of builder's all risk and indemnity insurance policy.
- Construction must be completed within 12 months of loan approval.
- Certificate of Completion from council confirming satisfactory completion (where applicable).
- Borrower to utilise own funds to commence construction prior to any drawdown from the Bank.
- AMP Bank to retain cost to complete at all times during construction.
- Progress payments to be disbursed direct to builder.
- Prior to the release of the final progress payment, we must receive evidence of building insurance with AMP Bank noted as first mortgagee, for an amount not less than the total cost of construction cost or full replacement value.

Loan Assessment / Conduct

In construction loans with LMI a Contingency Allowance (CA) of 5% of the fixed price construction cost is to be included in the funds requirement when the loan application is assessed. For loan applications without LMI the CA is to be 10% of the fixed price construction cost. The additional amount is an assessment requirement only and is not added to the loan amount approved.

- The CA is to cover;
 - Shortfalls where the Prime Cost allowances are less than the actual amount spent;
 - Approved variations (refer below) which incur additional construction cost; and
 - Additional interest cost if construction is delayed.

Note: Lending Analysts may increase the CA if considered appropriate – e.g. large, unusual construction, remote or, not readily accessible location/building sites.

The assessment of Construction Loans is not limited to the above information. Approval is subject to AMP Bank's credit criteria. Refer also to the Credit Policy Quick Reference Guide and AMP Bank's Business Development Managers for any additional information.

2.8 LAND LOAN

Description

- Variable interest rate term loan
- Interest Only or Principal & Interest options
- Used for the purchase of vacant land, refinance existing mortgage, as top-up security to increase the equity across total borrowing exposures under a single portfolio (same borrowing entity).
- Not available for Low Doc loans, Debt consolidation.

Security Required

- Registered 1st Mortgage over vacant land
- Zone 1, 2 & 3 locations only
- Maximum land area 2.2 hectares (5 acres)
- Property must have all weather access road access.
- Electricity must be connected to the property.

Exclusions

- Mixed security (i.e. part residential, part commercial)

Availability & Loan Purpose

- Available for new and existing customers
- Personal customers permitted
- Companies or trusts for non-business purposes permitted

Loan Term

- Maximum IO term – 5 years
- Minimum P&I term – 10 years
- Minimum Total term – IO term + 10 years
- Maximum Loan term – 30 years

Max Loan to Value Ratio

- Maximum LVR in Zone 1, with LMI is 90%
- Maximum LVR in Zone 1, without LMI is 80%
- Maximum LVR limits subject to Mortgage Insurers' guidelines

Loan Amount

- Minimum - \$40,000
- Maximum - \$600,000 Zone 1; \$400,000 Zone 2; \$200,000 Zone 3; subject to Mortgage Insurers' guidelines

Interest Rate

- Variable Interest Rate

Interest Calculation

- Calculated daily, based on actual balance
- Debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Split Loan Facility

- Land loans may be split with Construction loan – for construction purposes
- Land loans may not be split with other products
 - If vacant land is being used as top-up security, the Land Loan portion is to be held under a separate Loan Contract
 - Total borrowing exposure under single entity, applies for discounts on Pro Pack, Affinity or Select products. The Land Loan is not discounted based on tiered borrowings.
- MDA process applies to any discounting of Land Loan interest rates

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day
- Scheduled repayments can be made by direct debit, internal transfer or salary credit

Lump Sums/Early Repayment

- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- No minimum additional repayment
- No charges for lump sum repayments
- Deferred Establishment Fee applies where loan discharged within 4 years of original settlement
- Discharge fees may apply

Redraw & Access

- Available at any time
- No minimum amount
- Access via BankNet and BankPhone only

Account Management Fees

- No monthly account management fees apply
- Free internet and phone banking transactions

Statements

- Statements are issued six-monthly

Valuations

- Registered Valuer's Reports are mandatory

3 LOANS FOR BUSINESS PURPOSES

3.1 LOW DOC PACKAGE – BUSINESS PURPOSE

Description

- Low Doc loans for business purposes have the same functionality and criteria as Low Doc loans for personal purposes, excepting the criteria below.
- *Refer to section 2.4, Low Doc Package – Variable Rate Loan, Fixed Rate Loan & Line of Credit, for all other details.*

Product Range

- Low Doc Variable Rate Loan – Principal & Interest
- Low Doc Variable Rate Loan – Interest Only
- Low Doc 2 Year Fixed Rate Loan – Principal & Interest
- Low Doc 2 Year Fixed Rate Loan – Interest Only
- Low Doc 3 Year Fixed Rate Loan – Principal & Interest
- Low Doc 3 Year Fixed Rate Loan – Interest Only
- Low Doc Line of Credit – Principal & Interest
- Low Doc Line of Credit – Interest Only

Loan Amount & Loan term

- Low Doc loans for acceptable business purposes have restrictions as follows:
 - Maximum loan amount \$500,000
 - Maximum loan term 15 years.
 - Maximum interest only period is 5 years.
 - Minimum principal and interest repayment period is 10 years.
 - Credit and Risk, Lending Analysts and LMI have the discretion to deem the loan purpose to be for business purposes following investigation and assessment.

LVR & LMI

- Up to 80% with LMI where property is located in acceptable locations (as defined by Mortgage Insurers).
- Up to 60% without LMI where property is located in acceptable locations (as defined by Mortgage Insurers).
- LMI is required in all instances and is to be obtained prior to formal approval for all applications.

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account^{*}

Maintaining Fixed Rates for Internal Refinances

- Existing Fixed Rate Loan may be transferred to a new Fixed Rate Loan without charges under certain conditions only. (Refer to page 20 for full details.)

^{*} Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

3.2 BUSINESS CLASSIC CLUB

Business purpose borrowings use the Classic Club line of products, including:

- Classic Variable Rate Loan
- Classic Line of Credit and
- 1, 2, 3 and 5 Year Fixed Rate Loans.

NOTE: Introductory rate loans (either fixed rate or variable rate) are not available for business purposes.

3.2.1 Classic Variable Rate Loan – business purpose

Description

- A variable rate term loan that allows the customer to make additional payments directly into the loan, such as direct crediting salary, with easy access to these additional amounts.
- Secured by residential property
- Allows either Principal & Interest or Interest Only repayments

Availability & Loan Purpose

- Available for new and existing customers
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes permitted

Loan Term

- Minimum – Principal & Interest - 10 years; Interest Only – selected IO period + 10 years
- Maximum - 15 years
- Maximum Interest Only term – 5 years (no extensions permitted beyond 5 years)

Loan Amount

- Minimum - \$40,000
- Maximum - \$500,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000

LVR Restrictions for Business Purposes

- up to \$500K - max LVR 90%
- \$500k to \$600k - max LVR 85%

Interest Rate & Calculation

- Variable interest rate.
- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Options of monthly, fortnightly or weekly
- Scheduled Payments can be made by direct debit or salary credit.

Principal & Interest loans

- payments are based on the scheduled limit, (i.e. the contractual balance)
- are not reduced by any additional payments
- Fortnightly payments are ½ of minimum monthly, and weekly payments are ¼ of minimum monthly

Interest Only loans^{*}:

^{*} Applies to Interest Only loans originated on or after 22 August 2005. For details on Interest Only loans originated before 22 August 2005, refer to part 5.2.2 - Classic Variable Rate Loan – Interest Only, page 77. These details also apply business purpose loans.

- Only monthly scheduled payments permitted
- required payments are based on actual balance.
- minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month.

Account Keeping and Transaction Fees

- monthly account management fees apply
- Principal & Interest and Interest Only[†]
 - 15 free Included Transactions per month[‡].
 - Individual transaction fees apply for excess transactions types

Redraw & Access

- Principal & Interest and Interest Only **Error! Bookmark not defined.**
 - no minimum redraw amount
 - no separate redraw fees
 - access via BankNet, BankPhone, BankAssist, by BPay, or by Access Card

Lump Sums/Early Repayment

- additional repayments can be made at any time
 - no minimum additional repayment
 - no charges for lump sum repayments
 - Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
 - Deferred Establishment Fee applies where loan discharged within 4 years of original settlement
 - Discharge fees may apply

Reserved Amounts and Funds Available for Redraw

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can be any combination of any available loan types.
- split loan fees apply[§]

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account^{**}

Statements

- Statements are issued six-monthly, on anniversary of settlement.

Switching restrictions

- May only be switched within Classic product range (Classic VRL, Classic LoC, standard FRL)

* To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

† Applies to interest Only loans originated before 20/9/04, or on or after 22/8/05. For details on Interest Only loans originated between 20/9/04 and 22/8/05, refer to part 5.2.2 - Classic Variable Rate Loan – Interest Only, page 77. These details also apply business purpose loans.

‡ 'Included Transactions' - rediATM withdrawals, EFTPOS transactions, withdrawals, Australia Post Deposits, Periodic Payment to external accounts, BPay withdrawals, (refer to page 107 for full details)

§ Split loan fees do not apply where loans for business purposes are split with Professional Pack loans.

** Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

3.2.2 Classic Line Of Credit – Business Purpose

Description

- revolving line of credit facility with full transactional and access functionality
- allows the customer to withdraw up to the pre-approved credit limit at any time for any purpose
- Interest Only repayment basis for up to 10 years, converting to Principal & Interest for the remaining term

Availability & Loan Purpose

- Available for new and existing customers
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes permitted

Loan Term

- Minimum total term – selected Interest Only period + 10 years
- Maximum - 15 years
- Maximum Interest Only term – up to 5 years

Loan Amount

- Minimum - \$40,000
- Maximum - \$500,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000

LVR Restrictions for business purposes

- up to \$500K - max LVR 90%
- \$500k to \$600k - max LVR 85%

Loan Review

- credit limit may be reviewed at any time, and reduced at the sole discretion of the Bank.

Interest Rate

- debit Interest - variable interest rate
interest paid on credit balances (for balances over \$20,000)

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Repayments

Interest Only period

- Only monthly scheduled payments permitted
- monthly interest (based on actual balance) plus any other fees and charges
- scheduled repayments can be monthly only (more frequent *scheduled* repayments are not permitted)
- scheduled repayments can be made by direct debit or salary credit.

Principal & Interest period

- based on the scheduled limit, (i.e. the contractual balance) and are not reduced by any additional payments
- options of monthly, fortnightly ($\frac{1}{2}$ of minimum monthly) or weekly ($\frac{1}{4}$ of minimum monthly)
- scheduled repayments can be made by direct debit or salary credit.

Lump Sum/Early Repayments

- can be made at any time
- no minimum additional repayment
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- no charges for lump sum repayments
- Deferred Establishment Fee applies where loan discharged within 4 years of original settlement
- Discharge fees may apply

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can be any combination of any available loan types
- split loan fees apply*

Other benefits

- Master Limit available (Line of Credit split required)

Transactions & Access

- no minimum withdrawal amount
- no separate redraw fees, however individual transaction fees apply (refer to page 101 for full details)
- access via cheque, BankNet, BankPhone, BankAssist, BankFax, BPay, or AMP Access card

Account Keeping and Transaction Fees

- individual transaction fees apply after monthly free Included Transactions exceeded (refer to page 101 for full details)
- \$10 per month account management fee
- 25 free Included transaction per month (free Included transactions expire each month)

Statements

- Statements are issued monthly on anniversary of settlement.

Switching restrictions

- May only be switched within Classic product range (Classic VRL, Classic LoC, standard FRL)

* Split loan fees do not apply where loans for business purposes are split with Professional Pack loans.

3.2.3 Fixed Rate Loans – business purpose

Description

- Fixed rate term loans with choice of fixed rate terms
- Secured by residential property
- Option to refix or convert to variable rate term loan at expiry of fixed rate term
- Allows either Principal & Interest or Interest Only repayments

Availability & Loan Purpose

- Available for new and existing customers
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes permitted

Loan Term

- Minimum – Principal & Interest - 10 years; Interest Only – selected IO period + 10 years
- Maximum - 15 years
- Maximum Interest Only term – 5 years (no extensions permitted beyond 5 years)

Loan Amount & LVR

- Minimum - \$40,000
- Maximum - \$500,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000

LVR Restrictions for business purposes

- up to \$500K - max LVR 90%
- \$500k to \$600k - max LVR 85%

Interest rate

- fixed interest rate
- rate varies according to fixed rate term

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Account Keeping Fees

- monthly account management fees apply

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Scheduled repayments can be made by direct debit, internal transfer or salary credit

Principal & Interest loans

- payments are based on the scheduled limit, (i.e. the contractual balance)
- are not reduced by any additional payments
- Fortnightly payments are ½ of minimum monthly, and weekly payments are ¼ of minimum monthly

Interest Only loans^{*}:

- Only monthly scheduled payments permitted
- required payments are based on actual balance.
- minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month.[†]

Lump Sum Repayments

- Additional repayments of up to \$10,000 per year permitted on Fixed Rate Loans without charges
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Early Repayment Fees and Break Costs apply if additional or lump sum repayments are made in excess of \$10,000 per year.[‡]
- Deferred Establishment Fee applies where loan discharged within 4 years of original settlement
- Discharge fees may apply

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can be any combination of any available loan types
- split loan fees apply[§]

Other benefits

- Master Limit available (Line of Credit split required)

Account Inquiries

- Account inquiries can be made by Mail, E-Mail, BankAssist, BankPhone, and BankNet

Redraw Access

- Not available during the fixed rate period.

Statements

- Statements are issued six-monthly, on anniversary of settlement.

Switching restrictions

- May only be switched within Classic product range (Classic VRL, Classic LoC, standard FRL)

* Applies to Interest Only loans originated on or after 20 September 2004. For details on Interest Only loans originated before 20 September 2004, refer to part 5.4 - Fixed Rate Loans – Interest Only, page 83. Details apply to Fixed Rate loans for business purposes.

† To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

‡ Because AMP Bank enters into external contracts to fund fixed rate term loans, there may be a cost in reemploying these funds if they are partially or fully repaid as a result of a customer breaking their Fixed Rate contract. This cost is passed on to the customer. The calculation to determine the cost is based on the Net Present Value of the cashflows received from repayments and market wholesale cash rate applicable on the day of the change. The quoted cost is subject to change, and is valid for one day only. An Early Repayment Fee also applies.

§ Split loan fees do not apply where loans for business purposes are split with Professional Package loans.

4 LOAN PRODUCTS AVAILABLE AS RESTRICTED OFFERS

4.1 AFFINITY – VARIABLE RATE LOAN, FIXED RATE LOAN & LINE OF CREDIT

Description

- A package offering customers, who are eligible under an Affinity agreement, a wide range of benefits, including discounted loan interest rates, unlimited transaction on loans and deposit account benefits.
- Varying benefits available to members of Tier 1 and CPA or ICAA.
- Tier 2 removed July 2011

Eligibility for Affinity Loans

- Minimum Total Customer Borrowings of \$100,000 to qualify for interest rate discounts and fee waivers.
- Eligibility for interest rate discounts is based on total borrowings assessed as all lending by a single customer, a specific customer group or a specific entity

Availability & Loan Purpose

- Available for new and existing customers
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes not permitted, i.e., where:
 - Loan purpose is stated as business
 - Borrowings are refinancing a business loan or commercial bill
 - Loan is deemed as being for business purposes after assessment by AMP Bank

Interest Rate Discounts

- Interest rate discounts apply on Affinity Variable Rate Loans and Affinity Lines of Credit only.
- Rates are discounted from the Classic Variable Rate Loan and Classic Line of Credit interest rates, respectively

Loan Amount	Interest Rate Discounts
\$100k to <\$500k	0.85%
\$500k to <\$1M	0.85%
>\$1M	0.85%

- Interest rate discount of 0.15% pa[†] apply on Affinity Fixed Rate Loans where total borrowings are >\$100,000
- Borrowings with LVR >90% may attract an additional interest rate margin

Tiered Interest Rate Discounts

- Interest rate discounts apply on Affinity Variable Rate Loans and Affinity Lines of Credit only.
- Rates are discounted from the Classic Variable Rate Loan and Classic Line of Credit interest rates, respectively.

Loan Amount	Interest Rate Discounts		
	Tier 1 groups	Tier 2 groups	CPA & ICAA
\$100k to <\$500k	0.65%	0.65%	0.70%
\$500k to <\$1M	0.70%	0.70%	0.70%
>\$1M	0.75%	0.75%	0.75%

- Interest rate discount of 0.15% pa[†] apply on Affinity Fixed Rate Loans where total borrowings are >\$100,000

* Discounts are from standard Fixed Rate Loan interest rates

† Discounts are from standard Fixed Rate Loan interest rates

- Borrowings with LVR >90% may attract an additional interest rate margin

Affinity Loans with discounted interest rates

- Affinity Variable Rate Loans
- Affinity Line of Credit

Other products available (can be split with Affinity loans)

- Affinity 1 Yr, Affinity 2 Yr, Affinity 3 Yr and Affinity 5 Yr Fixed Rate Loans.
Refer to part 2.3 - Fixed Rate Loans, for all details. Conditions for Affinity Fixed Rate are as set out in section 2.3, excepting fee waivers and interest rate discounts as detailed below.

Affinity Annual Fees

- Affinity Tier 1 - waived
- CPA and ICAA groups - waived
- Tier 2 groups - \$330 pa, waived in the first year (no longer available for sale)
- Bank@Work – Professional Package Annual Fee of \$349, first payable at settlement, then annually. (no longer available for sale)

Loan Fees

- Establishment Fee – refer to table below
- Settlement Fee - refer to table below
- Monthly account management fees – refer to table below
- Loan Split fees – waived
- \$295 Master Limit Application Fee applies where Master Limit requested
- Guarantor Administration (\$200), LMI Processing Fees (\$100) and Multiple Security Fee (\$250) payable where applicable

Summary of Affinity Offers and Benefits

Affinity Package Benefits	CPA & ICAA	Tier 1 & Tier 2		
Rate discounts* Variable Rate Loans & Lines of Credit	\$100,000 to \$999,999 \$1M +	0.70% pa 0.75% pa	\$100,000 to \$499,999 \$500,000 to \$999,999 \$1M +	0.65% pa 0.70% pa 0.75% pa
Rate discounts* Fixed Rate Loans	\$250,000 +	0.15% pa	\$250,000 +	0.15% pa
FEES				
Establishment Fee	Waived**			
Settlement Fee	\$350			
Annual Package Fee (Executive Club Annual Fee)	waived		\$330 1 st charged on 1 st anniversary of settlement date	
Excess Transaction Fees	Unlimited deposits and withdrawals on variable rate loans and lines of credit			
Monthly Account Management Fees	waived			
BankAssist Redraw Fee	waived			
Deferred Establishment Fee	Payable for loans settled prior to 1 July 2011 if all facilities discharged within the first 4 years of settlement.			
OTHER BENEFITS				
Term Deposits	Bonus interest on all Term Deposits excluding special rates. Refer to Deposits Product Policy for full details			

* Rate discounts are off Classic Variable Rate and Classic Line of Credit variable rates and standard 1, 2, 3 & 5 Year Fixed interest rates

** Establishment fee of \$350 is payable for all loans with an LVR >90%

- All other standard mortgage processing and servicing fees apply, including Switch Fees, Product Change Fees, LMI Processing Fees, and Multiple Security Fees.

Redraw & Access

Affinity Variable Rate loans (P&I and IO) and Lines of Credit:

- unlimited AMP Bank transactions on Affinity Variable Rate Loans (P&I and IO) *
- access via rediATM, EFTPOS, BankNet, BankPhone, BankAssist, BPay, access card
- no minimum redraw amount
- no separate redraw fees
- cheque book available (on Line of Credit only)

Transaction Fees

- All AMP Bank transactions free on Variable Rate Loans and Lines of Credit *

Loan Terms

Variable Rate and Fixed Rate Loans

- Minimum term
 - Principal & Interest - 10 years
 - Interest Only – selected IO period + 10 years
- Maximum - 30 years
- Maximum Interest Only term – 5 years (up to 10 years subject to Credit approval)

Lines of Credit

- Minimum total term – 20 years
- Maximum - 30 years
- Maximum Interest Only term –10 years

* Refer to page 107 for full details

Loan Amounts & LVR

- Minimum Loan Amount - \$40,000
- Minimum split amount - \$10,000
- Maximum Loan Amount - \$2,000,000 (\$1,000,000 Line of Credit)
- Maximum LVR & Amounts (per security)
 - \$40k - \$850k - 90% plus capitalised LMI

(Existing mortgage customers of a minimum of 6 months, to purchase an owner occupied or investment property – 95% plus capitalised LMI)

- \$850k - \$1.5m – 80%
- \$1.5m - \$1.75m – 75%
- \$1.75m - \$2m – 70%
- Mortgage Insurance required (as per standard credit policy)
 - \$40k to \$850k - LVR>80%

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Repayments – Variable Rate and Fixed Rate Loans

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Options of monthly, fortnightly or weekly
- Scheduled Payments can be made by direct debit or salary credit.

Principal & Interest loans

- payments are based on the scheduled limit, (i.e. the contractual balance)
- are not reduced by any additional payments
- Fortnightly payments are ½ of minimum monthly, and weekly payments are ¼ of minimum monthly
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices

Interest Only loans

- Only monthly scheduled payments permitted
- required payments are based on actual balance.
- minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month.

Lines of Credit

- Only monthly scheduled payments permitted
- Scheduled Payments can be made by direct debit or salary credit.

* To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

Lump Sums/Early Repayment**Affinity Variable Rate Loans & Lines of Credit**

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Additional Deferred Establishment Fee equal to 1% of the Original Facility Amount applies if the facility is fully discharged within 2 years of settlement. Payable in lieu of the standard Deferred Establishment Fee (i.e., if the ADEF is payable, no DEF is payable).
- Deferred Establishment Fee applies where borrowings discharged in years 3 to 4 year after original settlement
- Discharge fees may apply

Affinity Fixed Rate Loans

- Additional repayments of up to \$10,000 per year permitted on Fixed Rate Loans without charges. If exceeded, break costs and fees apply.
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Additional Deferred Establishment Fee equal to 1% of the Original Facility Amount applies if the facility is fully discharged within 2 years of settlement. Payable in lieu of the standard Deferred Establishment Fee (i.e., if the ADEF is payable, no DEF is payable).
- Deferred Establishment Fee applies where borrowings discharged within 4 years of original settlement
- Discharge fees may apply

Reserved Amounts and Funds Available for Redraw – Variable Rate Loans only

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

Split Loans

- up to 10 splits permitted
- minimum amount per split - \$10,000
- can be any combination of any permitted loan types
- no additional split fees apply

Maintaining Fixed Rates for Internal Refinances

- Existing Fixed Rate Loan may be transferred to a new Fixed Rate Loan without incurring Early Repayment Fees under certain conditions only. (Refer to page 20 for full details.)

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account^{*}

Statements

- Variable Rate and Fixed rate loans - statements are issued six-monthly, on anniversary of settlement.
- Line of Credit - statements are issued monthly, on anniversary of settlement

^{*} Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

4.2 AFFINITY BASIC PACKAGE

Description

- A package offering customers, who are eligible under an Affinity agreement, a package comprising :
 - Affinity Basic Variable Rate loan and
 - Affinity Basic 1,2,3 and 5 Year Fixed Rate loans
- Allows the customer to make additional payments directly into the loan, such as direct crediting salary, with staff-assisted redraw and limited internet and phone banking access to these additional amounts. Make lump sum payments of up to \$10,000 per year to fixed rate loans without penalty
- Secured by residential property
- Allows either Principal & Interest or Interest Only repayments

Eligibility for Affinity Loans

- Minimum Total Customer Borrowings of \$100,000 to qualify for interest rate discounts and fee waivers.
- eligibility for interest rate discounts is based on total borrowings assessed as all lending by a single customer, a specific customer group or a specific entity

Availability & Loan Purpose

- Available for new and existing customers
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes not permitted, i.e., where:
 - Loan purpose is stated as business
 - Borrowings are refinancing a business loan or commercial bill
 - Loan is deemed as being for business purposes after assessment by AMP Bank

Interest Rate Discounts

- Interest rate discount of 0.15% pa apply on Affinity Basic Fixed Rate Loans.

Loan Fees

- Establishment Fee waived*
- Settlement Fee \$350
- Split Loan Annual fee \$75 payable for 3rd and subsequent splits (check interest bulletin for promotional waivers)
- Guarantor Administration (\$200) and LMI Processing Fees (\$100) payable where applicable

Loan Term

- Minimum – Principal & Interest - 10 years; Interest Only – selected IO period + 10 years
- Maximum - 30 years
- Maximum Interest Only term – 5 years (10 years subject to Credit approval)

Loan Amounts & LVR

- Minimum - \$40,000
- Maximum - \$2,000,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000
- Maximum LVR & Amounts (per security)
 - \$40k - \$850k - 90% plus capitalised LMI
 (Existing mortgage customers of a minimum of 6 months, to purchase an owner occupied or investment property – 95% plus capitalised LMI)
 - \$850k - \$1.5m – 80%
 - \$1.5m - \$1.75m – 75%
 - \$1.75m - \$2m – 70%
- Mortgage Insurance required (as per standard credit policy)
 - \$40k to \$850k - LVR>80%

Interest Rate

* Establishment fee of \$350 is payable for all loans with an LVR >90%

- Variable interest rate and fixed interest rate options available.
- Borrowings with LVR >90% may attract an additional interest rate margin

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Scheduled repayments can be made by direct debit, internal transfer or salary credit

Principal & Interest loans

- payments are based on the scheduled limit, (i.e. the contractual balance)
- monthly, fortnightly ($\frac{1}{2}$ of minimum monthly) or weekly ($\frac{1}{4}$ of minimum monthly) scheduled repayments accepted

Interest Only loans

- payments are based on actual balance
- monthly scheduled repayments only permitted
- minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month.

Account Keeping and Transaction Fees

- no monthly account management fees [†]
- free internet and phone banking transactions (excludes BPay and access cards and ATM/EFTPOS transactions – not available) on variable rate loans

Redraw & Access

- information and limited transactional access via BankNet and BankPhone
- no minimum redraw via internet or phone banking on variable rate loans.
- no BPay or access cards
- redraw on variable rate loans available through BankAssist
 - Redraw fee of \$50 applies (in lieu of \$3 BankAssist Fee)

Lump Sums/Early Repayment – Variable Rate loans

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Discharge fees may apply

Lump Sums/Early Repayment – Fixed Rate loans

- Lump sum payments up to \$10,000 per year without incurring early repayment interest or fees

Reserved Amounts and Funds Available for Redraw – Variable Rate loans

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can only be split with other Affinity Basic Variable Rate loans or Affinity Basic Fixed Rate loans that auto-roll to Affinity Basic Variable Rate loans
- split loan fees apply – first 2 splits free, fee applies to third and subsequent splits

* To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

† For loans established prior to 20/07/06, account management fees apply. Refer to page 107 for details.

Other benefits

- 100% mortgage offset available on variable rate loans with Offset Deposit Account^{*}

Statements

- Statements are issued six-monthly, on anniversary of settlement.

Switching Restrictions

- Switches into Affinity Basic Package loans require approval from Affinity Manager
- \$350 switch fee applies

^{*} Offset available on Variable rate Loans only.

4.3 AFFINITY LOW DOC – VARIABLE RATE LOAN, FIXED RATE LOAN & LINE OF CREDIT

Description

- A Low Doc package available to customers who are eligible under an Affinity agreement, offering a wide range of benefits, including discounted loan interest rates and fees, and unlimited AMP Bank transactions on Low Doc variable rate loans and Low Doc lines of credit.
- Varying benefits available to members of CPA, ICAA, Tier 1 and Tier 2 affinity members.

Eligibility for Affinity Low Doc Loans

- At least one borrower must be self-employed for at least two years (i.e. ABN holder for at least two years)
- Minimum total customer borrowings of \$100,000, based on total low doc borrowings assessed as all lending by a single customer, a specific customer group or a specific entity.
- Maximum loan \$1,000,000 per security property. Total maximum borrowings per legal entity \$2,500,000.

Product Range

- Low Doc Variable Rate Loan – Principal & Interest
- Low Doc Variable Rate Loan – Interest Only
- Low Doc 2 Year Fixed Rate Loan – Principal & Interest
- Low Doc 2 Year Fixed Rate Loan – Interest Only
- Low Doc 3 Year Fixed Rate Loan – Principal & Interest
- Low Doc 3 Year Fixed Rate Loan – Interest Only
- Low Doc Line of Credit – Principal & Interest
- Low Doc Line of Credit – Interest Only

Interest Rate Discounts

- Tiered interest rates apply, dependant on total Low Doc borrowing amounts under the same entity name.
- Interest rate discounts apply on Low Doc Variable Rate Loans, Low Doc Lines of Credit and Low Doc 2 and 3 Year Fixed Rate Loans.
- Rates are discounted from the standard Low Doc Variable Rate Loan, Low Doc Line of Credit rates and the Low Doc 2 and 3 Year Fixed Rate Loans (which are also subject to tiered interest rates).

Standard Low Doc Interest Rates

Affinity Tiers 1 & 2 (excluding CPA & ICAA)

- 0.15% off the Low Doc Variable Rate and Line of Credit for loans with total borrowings over \$100,000
- 0.15% off the Low Doc 2 and 3 Year Fixed Rates for loans with total borrowings over \$250,000

Affinity CPA and ICAA

- Discount off Low Doc Variable Rate and Line of Credit loans
 - 0.33% for loans with total borrowings \$100,000 > \$500,000
 - 0.43% for loans with total borrowings \$500,000 > \$1,000,000
- 0.15% off the Low Doc 2 and 3 Year Fixed Rates for loans with total borrowings over \$250,000

Loan to Valuation Ratio / Lenders Mortgage Insurance Premium Options

- All Low Doc loans, regardless of LVR, must be individually mortgage insured.
- For loans with LVR up to 60%, the Bank will pay the LMI premium
- For loans with LVR > 60% to 80%, the customer must pay the premium

Fees

- Low Doc Annual Package Fee \$299, payable at settlement then annually (waived for CPA, ICAA & Tier 1).
- Establishment Fee waived
- Settlement Fee \$350 (discounted by \$200 from the standard Low Doc Settlement Fee of \$550).
- Monthly account management fees waived

- Split loan fees waived
- 1% ADEF if loan discharged within 2 years of settlement
- DEF \$1,000 if loan discharged in years 3 and 4 after the original settlement date.

Other Fees

- All other standard mortgage processing and servicing fees apply including Guarantor Administration (\$200), LMI Processing Fees (\$100) and Multiple Security Fee (\$250) payable where applicable.

Redraw & Access

Low Doc Variable Rate Loan and Low Doc Line of Credit

- Unlimited AMP Bank transactions on Low Doc Variable Rate Loans (P&I and IO) *
- No minimum redraw amount
- No separate redraw fees
- Access via rediATM, EFTPOS, BankNet, BankPhone, BankAssist, BPay, access card
- Cheque - available on Line of Credit only

Loan Terms

Variable Rate and Fixed Rate Loans

- Minimum term
- Principal & Interest - 10 years
- Interest Only – selected IO period + 10 years
- Maximum - 30 years
- Maximum Interest Only term – 5 years (up to 10 years subject to Credit approval)

Lines of Credit

- Minimum total term – 20 years
- Maximum - 30 years
- Maximum Interest Only term – 10 years

Loan Amounts & LVR

- Minimum Total Loan Amount \$100,000
- if part of a split loan, minimum is \$10,000 per split
- Maximum Borrower Exposure \$2,500,000
- Maximum LVR & Amounts (per security) - \$ 1,000,000. maximum LVR 80%
- All loans, regardless of LVR require mortgage insurance.
- Customer option to include LMI premiums – maximum borrowing amount = \$1,000,000.

Interest Rate and Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday)

Repayments

Variable Rate and Fixed Rate Loans

- Principal & Interest or Interest Only repayments available
- Option of monthly, fortnightly or weekly repayments
- Scheduled Payments can be made by direct debit or salary credit.

Principal & Interest loans

- payments are based on the scheduled limit, (i.e. the contractual balance)
- are not reduced by any additional payments
- Fortnightly payments are ½ of minimum monthly, and weekly payments are ¼ of minimum monthly

Interest Only Variable Payment loans:

- required payments are based on actual balance.
- minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month.[†]

* Refer to page 107 for full details

[†] To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

- Monthly Only payments must be encouraged at all times.
- By exception weekly or fortnightly payments may be made. Weekly & Fortnightly payments cannot be automatically adjusted each month, so must be set such that the total amount of repayments made in any month covers the required minimum monthly amount (i.e. monthly interest + fees)
- Estimation of weekly / fortnightly repayment amounts should allow for a 33 day month:
 - Weekly repayment = $\text{Loan Amount} \times (\text{Interest rate}/365) \times (33/4)$, i.e.
= ***Loan amt x interest rate x 0.0226***
 - Fortnightly repayment = $\text{Loan Amount} \times (\text{Interest rate}/365) \times (33/2)$, i.e.
= ***Loan amt x interest rate x 0.0452***

Lines of Credit

- Only monthly scheduled payments permitted
- Scheduled Payments can be made by direct debit or salary credit.
- Extra (additional) repayments can be made at any time without charges

Lump Sums/Early Repayment

Variable Rate Loans & Lines of Credit

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Additional Deferred Establishment Fee equal to 1% of the Original Facility Amount applies if the facility is fully discharged within 2 years of settlement. Payable in lieu of the standard Deferred Establishment Fee (i.e., if the ADEF is payable, no DEF is payable).
- Deferred Establishment Fee applies where borrowings discharged in years 3 to 4 year after original settlement
- Discharge fees may apply

Fixed Rate Loans

- Additional repayments of up to \$10,000 per year permitted on Fixed Rate Loans without charges. If exceeded, break costs and fees apply.
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Additional Deferred Establishment Fee equal to 1% of the Original Facility Amount applies if the facility is fully discharged within 2 years of settlement. Payable in lieu of the standard Deferred Establishment Fee (i.e., if the ADEF is payable, no DEF is payable).
- Deferred Establishment Fee applies where borrowings discharged within 4 years of original settlement
- Discharge fees may apply

Reserved Amounts and Funds Available for Redraw – Variable Rate Loans only

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

Split Loans

- up to 10 splits permitted
- minimum amount per split - \$10,000
- can only be split with other Low Doc loans

Maintaining Fixed Rates for Internal Refinances

- Existing Fixed Rate Loan may be transferred to a new Fixed Rate Loan without incurring Early Repayment Fees under certain conditions only. (Refer to page 20 for full details.)

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account*

* Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

Statements

- Statements are issued six-monthly, on anniversary of settlement.

4.4 SELECT PACKAGE – VARIABLE RATE LOAN, FIXED RATE LOANS & LINE OF CREDIT

Description

- A complete product suite designed to cater for package deals and bulk promotions to specific distribution channels / group of potential customers or for sale through our three main distribution channels: Planner / Broker, Mortgage Managers and Direct.
- Commissions are reduced to counter the deep discounts on the variable rate loan and line of credit (*these reduced commissions were set when the discounts on an average loan size of \$350,000 were up to 25 bps higher than ProPack discounts*).
- Designed for both owner-occupiers and investors
- Secured by residential property

Eligibility for Select

- Minimum total borrowings of \$100,000
- Eligibility is based on total borrowings assessed as all lending by a single customer, a specific customer group or a specific entity
- Additional eligibility criteria set per specific promotion

Availability & Loan Purpose

- Available for new and existing customers (personal and companies or trusts for non-business purposes permitted)
- Borrowings for business purposes not permitted, i.e., where:
 - Loan purpose is stated as business
 - Borrowings are refinancing a business loan or commercial bill
 - Loan is deemed as being for business purposes after assessment by AMP Bank

Select Packages (*current as at 1 January 2012*)

Select T2:

- **AMP Corporate Superannuation Home Loan Package**

- available to all SignatureSuper, CustomSuper and SuperLeader members. Not available to any other corporate or retail superannuation members.

- Members will be required to supply AMP Bank with their Corporate Super Plan name/ number and their individual member number, at time of application. If applicable, they will also be requested to provide the name of their AMP Financial Planner who maintains the superannuation plan relationship with themselves / their employers.

- **AMP Planner Home Loan Package**

- available to AMP and Hillross financial planners (and their staff) who are members of the AMP Financial Planners Association

- **AMP Shareholder Benefits Package**

- available to AMP Shareholders:

- who as at 31 January 2006 were AMP shareholders - no requirements for a minimum number of shares to qualify for the offer.
- new AMP shareholders who have acquired their shareholding after 31 January 2006 are required to hold a minimum of 500 ordinary AMP Limited shares.
- Customers will be required to supply confirmation of their SRN, date of first purchase and total number of shares held, at time of application.

Select T1: No current Select T1 Packages (*as at 1 January 2012*)

Select Product Range

- Select T1 Variable Rate Loan
- Select T1 Line of Credit
- Select T2 Variable Rate Loan
- Select T2 Line of Credit
- Select 1 Year Fixed Rate Loan
- Select 2 Year Fixed Rate Loan
- Select 3 Year Fixed Rate Loan
- Select 5 Year Fixed Rate Loan

Interest Rate Discounts

- Interest rate discounts apply on Select Variable Rate Loans, Select Lines of Credit and Select Fixed Rate Loans as per individual packages negotiated.
- The base or reference rates to which the discounts are applied :
 - For Select Variable Rate Loan interest rate is equivalent to the Classic Variable Rate Loan interest rate
 - For Select Line of Credit interest rate is equivalent to the Classic Line of Credit interest rate
 - For Select 1 Year, 2 Year, 3 Year and 5 Year Fixed Rate Loans are equivalent to the standard 1 Year, 2 Year, 3 Year and 5 Year Fixed Rate Loans
 - Borrowings with LVR >90% may attract an additional interest rate margin

Product mix restrictions

- No mixing of non-Select accounts under the same Product Account is permitted.
- If a customer currently has a fixed rate loan, they will have to either wait until the fixed term expires before applying to transfer their loans to the Select range, or break the fixed rate and pay any Early Repayment Fees which may apply. There can be no mixing of Select products with standard or Affinity products
- The Select package may not be taken in conjunction with any other special offer or introductory home loan.

Select Annual Fee

- The Annual Package Fee is \$349 payable annually on the anniversary of the settlement date.
- For existing customers switching to Select, the Annual Fee will charge at the anniversary date of the original settlement date.
- Individual package offerings will determine whether Select T1 or Select T2 product suite is used.
- Select T2 products are used for AMP-affiliated packages. Select T1 are for non AMP-affiliated packages.
- Fee waivers will be based on individual package offerings.

Loan Fees

Key upfront and ongoing fees	Details	Packages
Establishment Fee (LVR ≤ 90%)	\$350	Waived for all Select T2 packages
Establishment Fee (LVR > 90%)	\$350	No waivers
Settlement Fee	\$350	Waived for AMP Employee, Planner and Corp Super packages
Annual Fee	\$349	Waived for AMP Employee, Planner and Corp Super packages
Monthly Account Management Fee	n/a	
Loan Split Fees	\$75 per additional split	Waived for all Select T2 packages
Master Limit Application Fee	\$295	No waivers
Guarantor Admin Fee (if applicable)	\$200	No waivers
LMI Processing Fee (if applicable)	\$100	No waivers

Redraw & Access

Select Variable Rate Principal & Interest and Interest Only loans:

- unlimited transactions on Select Variable Rate Loans (P&I and IO)
- access via rediATM, EFTPOS, BankNet, BankPhone, BankAssist, BPay, access card
- no minimum redraw amount
- no separate redraw fees

Select Lines of Credit:

- as above plus cheque book

Reserved Amounts and Funds Available for Redraw – Variable Rate Loans only

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

Loan Terms

Variable Rate and Fixed Rate Loans

- Minimum term
- Principal & Interest - 10 years
- Interest Only – selected IO period + 10 years
- Maximum - 30 years
- Maximum Interest Only term – 5 years (up to 10 years subject to Credit approval)

Lines of Credit

- Minimum total term – 20 years
- Maximum - 30 years
- Maximum Interest Only term – 10 years

Loan Amounts & LVR

- Minimum borrowing to be eligible for Select - \$100,000
- Minimum split amount - \$10,000
- Maximum Loan Amount - \$2,000,000 (\$1,000,000 Line of Credit)
- Maximum LVR & Amounts (per security)
- \$100k - \$850k - 90% plus capitalised LMI
(Existing mortgage customers of a minimum of 6 months, to purchase an owner occupied or investment property – 95% plus capitalised LMI)
- \$850k - \$1.5m – 80%
- \$1.5m - \$1.75m – 75%
- \$1.75m - \$2m – 70%
- Mortgage Insurance required (as per standard credit policy)
- \$100k to \$850k - LVR>80%

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Repayments

Variable Rate and Fixed Rate Loans

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Options of monthly, fortnightly or weekly
- Scheduled Payments can be made by direct debit or salary credit.

Principal & Interest loans

- payments are based on the scheduled limit, (i.e. the contractual balance)
- are not reduced by any additional payments
- Fortnightly payments are ½ of minimum monthly, and weekly payments are ¼ of minimum monthly

Interest Only loans

- Only monthly scheduled payments permitted
- Required payments are based on actual balance.
- Minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month.

Lines of Credit

- Only monthly scheduled payments permitted
- Scheduled Payments can be made by direct debit or salary credit.
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices

Lump Sums/Early Repayment

Variable Rate Loans & Lines of Credit

To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices (personal customers only)
- Deferred Establishment Fee applies where loan discharged within the first 4 years of the original settlement date (for loans settled before 1 July 2011).
- Discharge fees may apply

Fixed Rate Loans

- Additional repayments of up to \$10,000 per year permitted on Fixed Rate Loans without charges. If exceeded, break costs and fees may apply.
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices (personal customers only)
- Deferred Establishment Fee applies where loan discharged within the first 4 years of the original settlement date (for loans settled before 1 July 2011).
- Discharge fees may apply

Split Loans

- up to 10 splits permitted
- minimum amount per split - \$10,000
- can only be a combination of :
 - Select T1 Variable, Select T1 Line of Credit and Select Fixed Rate loans or
 - Select T2 Variable, Select T2 Line of Credit and Select Fixed Rate loans or
- Cannot be split with any non-Select loan types, nor can Select T1 and Select T2 accounts be combined as splits under the same Product Account.
- no additional split fees apply

Maintaining Fixed Rates for Internal Refinances

- Existing Fixed Rate Loan may be transferred to a new Fixed Rate Loan without incurring Early Repayment Fees under certain conditions only.

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account (against Select T1 and Select T2 Variable Rate Loans only)

Statements

- Variable Rate and Fixed rate loans - statements are issued six-monthly, on anniversary of settlement.
- Line of Credit - statements are issued monthly, on anniversary of settlement

Maintaining Fixed Rates for Internal Refinances

- Existing Fixed Rate Loan may be transferred to a new Fixed Rate Loan without incurring Early Repayment Fees under certain conditions only. (Refer to page 20 for full details.)

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account 9against Select T1 and Select T2 Variable Rate Loans only)

4.4.1 Package Product Description – AMP Shareholder Benefits Package (Select T2)

Description

- A banking package specifically tailored to deliver value-add benefits to AMP Shareholders.

- A suite of Select T2 products, which may be packaged to suit individual customer, needs. The Shareholder Benefits package includes discounted loan interest rates, unlimited AMP Bank transactions on loans, deposit account benefits and AMEX credit card.
- This guide covers the home loan benefits only.

Features

- 0.75%p.a. off AMP's Classic Variable Rate Loan and Line of Credit, for all loans greater than \$100,000
- 0.10%p.a. off AMP's standard 1, 2, 3 and 5 Year Fixed Rate Loans, for all loans greater than \$100,000. The discount does not apply to the 1 Year Introductory fixed rate loan.
- Establishment Fee waived*
- Settlement Fee \$350
- Annual Package Fee \$349 payable annually charged in arrears, on the anniversary of the Settlement Date. 1st annual fee payable one year after settlement.
- \$10,000 per year additional payments on fixed rates per annum without incurring charges
- Up to 10 free sub accounts
- Unlimited AMP Bank transactions on Variable Rate Loan and Line of Credit **Error! Bookmark not defined.**
- Free access to additional payments via internet, phone, rediATMs and EFTPOS using AMP's Access Card[†]
- Access to Master Limit feature (standard Master Limit application fee applies)
- Deferred Establishment Fee is 1% of the original loan amount if loan is discharged within the first two years and \$1,000 if discharged in years 3 and 4.
- Standard fees and charges apply for other services (multiple security properties, variations etc.).
- Borrowings with LVR >90% may attract an additional interest rate margin

Eligibility and business rules for AMP Shareholder Benefits Package - Home Loans

New Bank customers

- All current AMP shareholders as at 31 January 2006 are eligible for the AMP Shareholder Benefits Package. For these shareholders, there are no requirements for a minimum number of shares to qualify for the offer.
- All new AMP shareholders who have acquired their shareholding after 31 January 2006 will be required to hold a minimum of 500 ordinary AMP Limited shares.
- Customers will be required to supply confirmation of their SRN, date of first purchase and total number of shares held, at time of application.
- The shareholder offer is available to individuals, companies and trusts, for non-business purposes only. Companies and trusts holding an SRN may nominate directors or trustees to benefit under the Shareholders program.
- Eligibility is based on Minimum Total Customer Borrowings of \$100,000 assessed as all lending by a single customer, a specific customer group or a specific entity.
- Available to AMP shareholders who are Australian residents.

Existing Bank customers

- Existing customers who are current AMP Shareholders as at 31 January 2006 and with borrowings of \$100,000 or more may apply to switch their loans to the shareholder package, with requests in writing (for non-increases) and standard application process (for increases). Customers will be required to supply their SRN with the request or application.
- Existing customers with borrowings of \$100,000 or more and who have acquired AMP Limited shares after 31 January 2006 must hold a minimum of 500 shares to be eligible to apply to switch their loans to the shareholder package. Requests to be received in writing (for non-increases) and standard application process (for increases). Customers will be required to supply their SRN and confirmation of the date of first purchase and number of shares held when submitting their switch request or top-up application.

* Establishment fee of \$350 is payable for all loans with an LVR >90%

† Refer to page 107 for full details

Available Products

Variable Rate Loans

- The following variable rate products are available
- Select T2 Variable Rate Loan – Principal & Interest
- Select T2 Variable Rate Loan – Interest Only Variable Payment
- Select T2 Line of Credit
 - The base rate for these products is the Classic Variable Rate Loan and Classic Line of Credit.
 - The current variable rate for the AMP Shareholder Benefits Package is 0.75% below the Classic variable rate and margin loading is required.
 - The current line of credit interest rate for the AMP Shareholder Benefits Package is 0.75% below the Classic Line of Credit interest rate and margin loading is required.

Fixed Rate Loans

- The following fixed rate products are available
- Select 1 Year Fixed Rate – Principal & Interest
- Select 1 Year Fixed Rate – Interest Only Variable Payment
- Select 2 Year Fixed Rate – Principal & Interest
- Select 2 Year Fixed Rate – Interest Only Variable Payment
- Select 3 Year Fixed Rate – Principal & Interest
- Select 3 Year Fixed Rate – Interest Only Variable Payment
- Select 5 Year Fixed Rate – Principal & Interest
- Select 5 Year Fixed Rate – Interest Only Variable Payment
 - All of the above products roll to Select T2 Variable rate after the fixed rate period.
 - The base rates for these products are the same as for AMP Bank's standard fixed rates.
 - The current fixed rates for the AMP Shareholder Benefits Package are 0.10% below the standard fixed rates and margin loading is required.
 - The interest rate on the roll-in product is *discounted* not tiered and no future – dated margin loading is required.
 - Where: Fixed Rate loan(s) is the only product type present in a Product Account;
- Nil monthly fee on fixed rate loans
- Annual Package Fee first applied at rollover/conversion to a Select T2 Variable Rate loan, then annually
 - Where: Fixed Rate loan as a split where a Select T2 Variable Rate loan is also present in the Product Account
- Nil monthly fee on fixed rate loans
- Annual Package Fee applies (waived for first year) then charged annually on anniversary of settlement date.

Availability & Loan Purpose

- Available for new and existing customers eligible for Professional Pack loans under the borrowing amount criteria
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes not permitted, i.e., where:
 - Loan purpose is stated as business
 - Borrowings are refinancing a business loan or commercial bill
 - Loan is deemed as being for business purposes after assessment by AMP Bank

Product Selection

New customers

- Interest rate discount of 0.75% is off standard variable rates (i.e. Classic Club) and 0.10% off standard fixed rates and does not include any other special offers or discounted rates.
- Shareholders choosing the Shareholder Benefits package (i.e. Select group of products) may not combine their Select products with any other product or special offers (including Intro rate loans & Basic)
- Construction Loans are not included in the Shareholder Benefits Package. Customers can apply to switch at end of construction period

Existing customers' variations

- Variations can involve a straight switch from one package to another, a top up to an existing loan or a combination of a package switch and a loan top up.
- Existing customers who are AMP Shareholders may switch their existing loans into the AMP shareholder package, subject to meeting the eligibility criteria.
A \$350 variation fee will apply for all switches, no waivers are permitted.
- Refer to the matrix on pages 60-61 for customer, distributor and operational implications of different switch options.
- A \$349 annual package fee (is first charged on the next anniversary of the original settlement date) will also apply.
- Example 1:
Loan settled January 2001, annual Exec Fee charged January each year, last charged Jan 2006, Select T2 annual fee of \$349 will charge in Jan 2007.
- Example 2:
Existing Fixed Rate or Classic Variable – loan types without an existing annual fee - and facilities switched to Select T2, the annual fee of \$349 is payable on settlement of the variation (plus the \$350 variation fee). Total fees \$699.
- **NO MIXING** of non-Select accounts with Select accounts, or T1 vs T2 Select accounts under the same Product Account is permitted.

However, where an existing customer holds a fixed rate account as a split facility, the variable rate and/ or line of credit is to be switched to a new Select T1/T2 Variable Rate or Select T1/T2 Line of Credit.

The fixed rate is to remain unchanged but must roll into either a Select T2 Variable rate loan or refixed as a Select T2 Fixed Rate Loan at the end of the current fixed rate period.

Charges and fees will apply if standard fixed rates are broken during the fixed rate period.

Maintaining Fixed Rates for Internal Refinances

- Existing Fixed Rate Loan may be transferred to a new Fixed Rate Loan without incurring Early Repayment Fees under certain conditions only. (Refer to page 20 for full details.)

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account^{*}

^{*} Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

AMP SHAREHOLDER BENEFITS PACKAGE – SWITCHES			
Products / Packages	Features / Benefits / Commission changes		
	Customer Impact	Distributor Impact	Operational Impact
Affinity T1 to Shareholder	<ul style="list-style-type: none"> ▪ Incurs annual fee \$349 ▪ \$350 switch fee ▪ lower interest rates ▪ loans > \$250k: forego discounted fixed rates on new fixed rate loans (switching during a fixed rate period is not permitted) ▪ forego future top-up fees being waived ▪ Customer's Affinity company loses their contribution from commissions 	<ul style="list-style-type: none"> ▪ Trail commission reduces by 5 bps ▪ Kessler & Affinity Group lose trail commission ▪ If Owner / Referrer changed to Direct – loss of all future commission, including commission on existing borrowings (i.e., no change to current procedures) 	<ul style="list-style-type: none"> ▪ Existing Fixed Rates must be broken (Early Repayment Fees apply) or switch deferred until expiry of current fixed rate period ▪ Increased complaints re : changes to commissions ▪ Increased checking required to ensure that Owner / Referrer for all variations has been correctly updated to ensure correct Select T2 commission structure in place
Affinity T2 to Shareholder	<ul style="list-style-type: none"> ▪ \$19 increase in annual fees ▪ \$350 switch fee ▪ lower interest rates ▪ loans > \$250k: forego discounted fixed rates on new fixed rate loans ((switching during a fixed rate period is not permitted) ▪ forego future top-up fees being waived ▪ Customer's Affinity company loses their contribution from commissions 	<ul style="list-style-type: none"> ▪ Trail commission reduces by 5 bps ▪ Kessler & Affinity Group lose trail commission ▪ If Owner / Referrer changed to Direct – loss of all future commission, including commission on existing borrowings (i.e., no change to current procedures)If Owner / Referrer changed to Direct – loss of all future commission, including commission on existing borrowings 	<ul style="list-style-type: none"> ▪ Existing Fixed Rates must be broken (Early Repayment Fees apply) or switch deferred until expiry of current fixed rate period ▪ Increased complaints re : changes to commissions ▪ Increased checking required to ensure that Owner / Referrer for all variations has been correctly updated to ensure correct Select T2 commission structure in place

AMP SHAREHOLDER BENEFITS PACKAGE – SWITCHES (Cont.)			
Products / Packages	Features / Benefits / Commission changes		
	Customer Impact	Distributor Impact	Operational Impact
Pro Pack / Classic / Construction etc (all other loan types)	<ul style="list-style-type: none"> ▪ \$350 switch fee ▪ Pro Pack n/c to annual fee ▪ Exec \$19 increase in annual fees ▪ Other – monthly fees to annual package fees ▪ lower interest rates ▪ 1% ADEF charges for switches from Intro Classic, within 2 years of original settlement date ▪ 1% ADEF for full discharge of Select T2 products within two years of settlement date 	<ul style="list-style-type: none"> ▪ Trail commission reduces by 5 bps ▪ If Owner / Referrer changed to Direct – loss of all future commission, including commission on existing borrowings <p>If Owner / Referrer changed to Direct – loss of all future commission, including commission on existing borrowings (i.e., no change to current procedures)</p>	<ul style="list-style-type: none"> ▪ Increased checking required to ensure that correct rates are applied and current margins are removed, where required ▪ Increased checking required to ensure that Owner / Referrer for all variations has been correctly updated to ensure correct Select T2 commission structure in place ▪ Existing Fixed Rates must be broken (Early Repayment Fees apply) or switch deferred until expiry of current fixed rate period
	▪	▪	▪

4.4.2 Package Product Description – AMP@Work - AMP Corporate Superannuation Benefits Package (Select T2)

Description

- A banking package specifically tailored to deliver value-add benefits to AMP Corporate Superannuation members.
- A suite of Select T2 products, which may be packaged to suit individual customer needs. The AMP@Work package includes discounted loan interest rates, unlimited AMP Bank transactions on loans, deposit account benefits and AMEX credit card.
- This guide covers the home loan benefits only.
- The revised AMP@Work Home Loan Package replaces the existing AMP@Work Package (the standard Professional Package, as at May 2006).

Features

- 0.75%p.a. off AMP's Classic Variable Rate Loan and Line of Credit, for all loans greater than \$100,000
- 0.10%p.a. off AMP's standard 1,2,3 and 5 Year Fixed Rate Loans, for all loans greater than \$100,000. The discount does not apply to the 1 Year Introductory fixed rate loan.
- Establishment Fee waived*
- Settlement Fee waived (Fee waiver effective 01 September 2006)
- Annual Package Fee waived (Fee waiver effective 01 September 2006)
- \$10,000 per year additional payments on fixed rates per annum without incurring charges
- Up to 10 free sub accounts
- Unlimited AMP Bank withdrawals and deposits on Variable Rate Loan and Line of Credit †
- Free access to additional payments via internet, phone, rediATMs and EFTPOS using AMP's Access Card **Error! Bookmark not defined.**
- Access to Master Limit feature (standard Master Limit application fee applies)
- Deferred Establishment Fee is 1% of the original loan amount if loan is discharged within the first two years and \$1,000 if discharged in years 3 and 4.
- Standard fees and charges apply for other services (multiple security properties, variations etc.).
- Borrowings with LVR >90% may attract an additional interest rate margin

Eligibility and business rules for AMP@Work Package - Home Loans

New Bank customers

- All current Corporate Super members are eligible for the Corporate Super Benefits Package. Members will be required to supply AMP Bank with their Corporate Super Plan name/ number and their individual member number, at time of application. If applicable, they will also be requested to provide the name of their AMP Financial Planner who maintains the superannuation plan relationship with themselves / their employers.
- The offer is available to individuals, companies and trusts, for non-business purposes only.
- Eligibility is based on Minimum Total Customer Borrowings of \$100,000 assessed as all lending by a single customer, a specific customer group or a specific entity.

Existing Bank customers

- Existing customers who are current AMP Corporate Super members with borrowings of \$100,000 or more may apply to switch their loans to the Corporate Super Benefits package, with requests in writing (for non-increases) and standard application process (for increases). Customers will be required to supply their Plan number and Member number with the request or application.
- A \$350 variation fee will apply for all switches, no waivers are permitted.
- Commission to distributors will reduce to 30bp upfront on any top-up loans and 20bp trail on all switches.
- The "referrer commission" of 10 bps paid to Planners who have "Opted Out" of Direct Marketing to their corporate super plan client base will not be paid on any loans where the customer has an existing loan with AMP Bank. (This commission is only payable for the introduction of a NEW customer to AMP Bank.)

* Establishment fee of \$350 is payable for all loans with an LVR >90%

† Refer to page 107 for full details

Available Products

Variable Rate Loans

- The following variable rate products are available
 - Select T2 Variable Rate Loan – Principal & Interest
 - Select T2 Variable Rate Loan – Interest Only Variable Payment
 - Select T2 Line of Credit
- The base rate for these products is the Classic Variable Rate Loan and Classic Line of Credit.
- The current variable rate for the AMP@Work Package is 0.75% below the Classic variable rate and margin loading is required.
- The current line of credit interest rate for the AMP@Work Package is 0.75% below the Classic Line of Credit interest rate and margin loading is required.

Fixed Rate Loans

- The following fixed rate products are available
 - Select 1 Year Fixed Rate – Principal & Interest
 - Select 1 Year Fixed Rate – Interest Only Variable Payment
 - Select 2 Year Fixed Rate – Principal & Interest
 - Select 2 Year Fixed Rate – Interest Only Variable Payment
 - Select 3 Year Fixed Rate – Principal & Interest
 - Select 3 Year Fixed Rate – Interest Only Variable Payment
 - Select 5 Year Fixed Rate – Principal & Interest
 - Select 5 Year Fixed Rate – Interest Only Variable Payment
- All of the above products roll to Select T2 Variable rate after the fixed rate period.
- The base rates for these products are the same as for AMP Bank's standard fixed rates.
- The current fixed rates for the AMP Shareholder Benefits Package are 0.10% below the standard fixed rates and margin loading is required.
- The interest rate on the roll-in product is *discounted* not tiered and no future – dated margin loading is required.
- Where: Fixed Rate loan(s) is the only product type present in a Product Account;
 - Nil monthly fee on fixed rate loans
- Where: Fixed Rate loan as a split where a Select T2 Variable Rate loan is also present in the Product Account
 - Nil monthly fee on fixed rate loans

Availability & Loan Purpose

- Available for new and existing customers eligible for Professional Pack loans under the borrowing amount criteria
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes not permitted, i.e., where:
 - Loan purpose is stated as business
 - Borrowings are refinancing a business loan or commercial bill
 - Loan is deemed as being for business purposes after assessment by AMP Bank

Product Selection

New customers

- Interest rate discount of 0.75% is off standard variable rates (i.e. Classic Club) and 0.10% off standard fixed rates and does not include any other special offers or discounted rates.
- AMP@Work members choosing the AMP@Work Home Loan Package (i.e. Select group of products) may not combine their Select products with any other product or special offers (including Intro rate loans & Basic)
- Construction Loans are not included in the AMP@Work Home Loans. Construction Loan customers will have the option of switching into the AMP@Work Home Loan Package, on completion and subject to eligibility at that time.

Existing customers' variations

- Variations can involve a straight switch from one package to another, a top up to an existing loan or a combination of a package switch and a loan top up.
- Existing customers who are AMP @Work members may switch their existing loans into the AMP @Work Home Loan Package, subject to meeting the eligibility criteria.
A \$350 variation fee will apply for all switches; no waivers are permitted.
- Refer to the matrix pages 60-61 for customer, distributor and operational implications of different switch options.
- A \$349 annual package fee (is first charged on the next anniversary of the original settlement date) will also apply.
 - Example 1:
Loan settled January 2001, annual Exec Fee charged January each year, last charged Jan 2006, Select T2 annual fee of \$349 will charge in Jan 2007.
 - Example 2:
Existing Fixed Rate or Classic Variable – loan types without an existing annual fee - and facilities switched to Select T2, the annual fee of \$349 is payable on settlement of the variation (plus the \$350 variation fee). Total fees \$699.
- **NO MIXING** of non-Select accounts with Select accounts, or T1 vs T2 Select accounts under the same Product Account is permitted.
- If a customer currently has a fixed rate loan, they will have to either wait until the fixed term expires before applying to transfer their loans to the Select range, or break the fixed rate and pay any Early Repayment Fees which may apply. There can be no mixing of Select products with standard or Affinity products
 - The Select package may not be taken in conjunction with any other special offer or introductory home loan.

Maintaining Fixed Rates for Internal Refinances

- Existing Fixed Rate Loan may be transferred to a new Fixed Rate Loan without incurring Early Repayment Fees under certain conditions only. (Refer to page 20 for full details.)

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account^{*}

^{*} Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

4.5 AMP SuperEdge Loans - Variable and Fixed Rate Loans

Description

- A limited recourse loan offer to authorised Australian self-managed superannuation funds (SMSFs) for the purchase or refinance of an residential investment property

Availability & Loan Purpose

- Available for all new and existing customers with a complying SMSF
- Available to a company trustee (non-trading only, where the company has been setup for the sole purpose of being the SMSF trustee), or to individual(s) as SMSF trustee(s)
- Purchase of a residential investment property **on a single title** by an SMSF.
- **Note:** Properties on more than one title are not acceptable. However, where a garage or other outbuildings of a strata title is on a separate title and where registration of the transfer of the strata unit requires transfer of both titles, the second title will also be acceptable security. This means that where a unit and garage are in separate titles but cannot be transferred or registered separately, these titles are considered a single acquirable security. .
- Refinance (dollar for dollar) of an existing SMSF loan held with another institution
- Secured by a first registered mortgage on the investment property
- Borrower is the SMSF trustee

Loan Terms

Variable Rate Loans

- Maximum term – 30 years
- Maximum IO term – 5 years (may be extended by a further 5 years subject to credit approval)
- Minimum term
 - Principal & Interest (PI) – 10 years
 - Interest Only (IO) – selected IO period + 10 years

Fixed Rate Loans

- Fixed terms available for 1, 2, 3, or 5 years
 - Principal & Interest
 - Interest Only

Loan Amounts & LVR

- Minimum – \$100,000
- Maximum
 - metropolitan areas (Zone 1) – \$750,000
 - regional areas (Zone 2) dependent on location - \$500,000
- Minimum split – \$10,000
- Maximum LVR – 80%

Facility Type

- Term loan as a Limited Recourse Borrowing Arrangement (as defined in the SIS Act)
- Repayments on either Interest Only or Principle & Interest basis
- Fixed (1, 2, 3 or 5 year terms) and variable interest rate options (Fixed Interest In Advance not available)

Security

- Secured by residential investment property with a loan to an SMSF secured by a first registered mortgage only

Guarantor

- A guarantee is always required from the Security Custodian Trustee. The Security Custodian Trustee must be a company.
- Where the SMSF Trustee is a company, all directors must provide guarantees in their personal capacities.
- Where the SMSF Trustee(s) is/are individuals, personal guarantees are not required as they are liable in their personal capacities.

Security Custodian

- Must be a non-trading company which is the property purchaser on the contract of sale.
- The legal title is held by the Security Custodian in trust for the SMSF trustee until the loan is repaid.
- Once the loan has been repaid, the SMSF trustee can acquire legal ownership by having the property transferred from the Security Custodian.
- The arrangement above is documented in a Security Custodian Trust Deed.

Product Exclusions

- Switching to or from non-AMP SuperEdge Loan products
- Splitting with non-AMP SuperEdge loan products
- Substitution of security
- Top-ups or credit limit increases
- Master limit

Loan Fees

- AMP SuperEdge Loan Specific
 - Establishment Fee \$350 (*waived for a limited time*)
 - Settlement Fee \$250 (*waived for a limited time*)
 - Guarantor Admin Fee \$200
 - **plus** solicitor ancillary cost, valuation (other than up-front valuation) and Government charges
- *Other standard loan fees and charges apply*
- *Fees charged direct to customer by Perpetual (incl of GST)*

Fees payable for all applications

Document Review Fee (per application)	\$1,925
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Fees which may be payable, subject to an event

Trust Deed RMI requests requiring review	\$330/hr
Review Deed of Amendment/Variation	\$275/item
Review Power of Attorney	\$55/item
Loan Re-documentation Fee	\$550
Urgency Fee	\$330
Cheque cancel/re-issue	\$55/item
Out of pocket expenses	at cost

Withdrawn File fee (<i>waived for a limited time</i>)	\$550
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Account Management Fees

- A monthly account management fee of \$10 applies to all splits

Redraw & Access

- Redraws not permitted
- View only access – BankPhone and BankNet

Offset

- 100% mortgage offset deposit account available against variable rate term loan only

Secure Rate Guarantee

- Yes – available for 90 days on Fixed Rate Loans
- SRG fees apply

Lender's Mortgage Insurance

- Not applicable

Interest Calculation

- Calculated daily, based on actual balance
- Debited monthly on the anniversary of the settlement date or next business day if the date falls on a weekend/public holiday

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day
- Variable rate loans

- *PI - monthly, fortnightly (1/2 monthly) or weekly (1/4 of monthly) repayments, based on contractual balance*
 - *IO – monthly only, based on actual balance*
- Fixed rate loans
 - *PI - monthly, fortnightly (1/2 monthly) or weekly (1/4 of monthly) repayments, based on contractual balance*
 - *IO – monthly only, based on actual balance*
- Scheduled payments can be made by direct debit or salary credit

Lump Sums/Early Repayment

- Extra (additional) repayments can be made at any time by electronic transfer or by mail
 - Variable – no maximum additional payments
 - Fixed rate – additional repayments of up to \$10,000 per year permitted on Fixed Rate Loans without charges or bank costs
 - Early Repayment Fees (Break costs) apply if additional or lump sum repayments are made in excess of \$10,000 per year

Product Switching

- Switching to or from other AMP SuperEdge loan products permitted
- Switching to or from other product types (non-AMP SuperEdge Loans) **not** permitted.

Split Loan Facility

- Minimum amount per split – \$10,000
- Splits can only be made within the AMP SuperEdge product range

Account Inquiries

- Account inquiries can be made by mail, BankAssist, BankPhone, and BankNet

Statements

- Statements are issued six-monthly, on anniversary of settlement

4.6 AMP First Loans – Variable Rate Loan, Fixed Rate Loans and Line of Credit

Description

- A loan offer designed for AMP employees and AMP Shareholders

Availability & Loan Purpose

- Available for all new and existing AMP employees
- Available for all new AMP Shareholders
- Can be used as a retention tool by the Retention Team for existing direct customers
- Purchase, refinance and increase existing AMP Bank Loan (available for AMP employees only).

Loan Terms

- Maximum term – 30 years
- Maximum IO term – 5 years (may be extended by a further 5 years subject to credit approval)
- Minimum term
 - Principal & Interest (PI) – 10 years
 - Interest Only (IO) – selected IO period + 10 years
- Fixed terms available for 1, 2, 3, or 5 years
 - Principal & Interest
 - Interest Only

Lines of Credit

- Minimum total term – 20 years
- Maximum - 30 years
- Maximum Interest Only term –10 years

Loan Amounts & LVR

- Minimum - \$40,000
- Maximum - \$2,000,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000
- Maximum LVR & Amounts (per security)
 - \$40k - \$850k - 90% plus capitalised LMI

(Existing mortgage customers of a minimum of 6 months, to purchase an owner occupied or investment property – 95% plus capitalised LMI)

- \$850k - \$1.5m – 80%
- \$1.5m - \$1.75m – 75%
- \$1.75m - \$2m – 70%
- Mortgage Insurance required (as per standard credit policy)
 - \$40k to \$850k - LVR>80%

Security

- Secured by acceptable residential property as detailed in the Bank Credit Policy.

Product Exclusions

- Switching to or from non-AMP First Loan products for all borrowers other than AMP employees
- Splitting with non-AMP First loan products

Loan Fees

- AMP First Loan Specific
 - Establishment Fee \$350 (*waived*)
 - Settlement Fee \$250 (*waived*)
 - Master Limit Fee \$295 (*waived*)
 - Pre Approval Fee \$350 (*waived*)
 - **plus** LMI processing, increase and standard Solicitors' and Mortgage Processing Servicers' Costs for document preparation are waived.
- *Other standard loan fees and charges may apply*

Redraw & Access

- Redraw available on Variable Rate and Line of Credit Loans only.
 - access via rediATM, EFTPOS, BankNet, BankPhone, BankAssist, BPay, access card

- no minimum redraw amount
- no separate redraw fees

Offset

- 100% mortgage offset deposit account available against variable rate term loan for **AMP employees only**

Secure Rate Guarantee

- Yes – available for 90 days on Fixed Rate Loans, SRG fees apply.

Interest Calculation

- Calculated daily, based on actual balance
- Debited monthly on the anniversary of the settlement date or next business day if the date falls on a weekend/public holiday

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day

Lump Sums/Early Repayment

- Extra (additional) repayments can be made at any time by electronic transfer or by mail
 - Variable – no maximum additional payments
 - Fixed rate – additional repayments of up to \$10,000 per year permitted on Fixed Rate Loans without charges or bank costs. Early Repayment Fees (Break costs) apply if additional or lump sum repayments are made in excess of \$10,000 per year

Statements

- Statements are issued six-monthly, on anniversary of settlement

5 LOAN PRODUCTS NOT AVAILABLE FOR NEW BUSINESS

5.1 SPECIAL VARIABLE RATE LOANS - 2004 AND 2005 VERSIONS

5.1.1 Introductory Special and Special Variable Rate Loan

Description

- A variable rate term loan that allows the customer to make additional payments directly into the loan, such as direct crediting salary, with easy access to these additional amounts.
- Includes an introductory, low rate period for the first 12 months
- Secured by residential property
- Allows either Principal & Interest or Interest Only repayments
- Introductory loans must convert to Special Variable Rate Loan after 1 year introductory period*
- Separate offers were made in 2004 and 2005 (with the 2005 offering extending into 2006)
- Different pricing applies to the 2004 and 2005 versions.

Availability & Loan Purpose

- Available for new customers, and existing customers who apply for additional borrowings and who do not have an existing discounted product
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes permitted
- Special Variable Rate Loans not available for separate sale - only available as 'roll off' product from Introductory Special variable Rate Loans

Loan Term

- Minimum[†] – Principal & Interest - 10 years; Interest Only – selected IO period + 10 years
- Maximum - 30 years
- Maximum Interest Only term – 5 years (10 years subject to Credit approval)

Loan Amounts & LVR

- Minimum - \$40,000
- Maximum - \$2,000,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000
- Maximum LVR & Amounts (per security)
 - owner-occupied/investment purposes - up to 90%
 - other acceptable purpose - up to 90%
- Mortgage Insurance required
 - \$40K to \$1.5M: LVR>80%
 - >\$1.5M to \$1.75M: LVR>75% / 80%[‡]
 - >\$1.75M to \$2M: LVR>70% / 80%[‡]

Interest Rate

- Variable interest rate
- Introductory Special interest rate while lower than standard in both 2004 and 2005 versions, is not discounted from any reference rate, but is set independently.
- Special interest rate while lower than standard in both 2004 and 2005 versions, is not discounted from any reference rate, but is set independently.
- Borrowings with LVR >90% may attract an additional interest rate margin

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement

* The 2005 version only included a special arrangement for AFG distributors that allowed automatic conversion to the Professional Package Variable Rate loan following the introductory period.

[†] That is, the full loan term including 1 Year Introductory period

[‡] 80% LVR only available where there are multiple Zone 1 properties. Refer to the AMP Bank Residential Consumer Credit Policy guide for full details of LVR and Zone criteria.

- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Options of monthly, fortnightly or weekly
- Scheduled Payments can be made by direct debit or salary credit.

Principal & Interest loans

- payments are based on the scheduled limit, (i.e. the contractual balance)
- are not reduced by any additional payments
- Fortnightly payments are ½ of minimum monthly), and weekly payments are ¼ of minimum monthly

Interest Only Variable Payment loans:

- required payments are based on actual balance.
- minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month.*
- Monthly Only payments must be encouraged at all times.
- By exception weekly or fortnightly payments may be made. Weekly & Fortnightly payments cannot be automatically adjusted each month, so must be set such that the total amount of repayments made in any month covers the required minimum monthly amount (i.e. monthly interest + fees)
- Estimation of weekly / fortnightly repayment amounts should allow for a 33 day month:
 - Weekly repayment = Loan Amount x (Interest rate/365) x (33/4), i.e.
= **Loan amt x interest rate x 0.0226**
 - Fortnightly repayment = Loan Amount x (Interest rate/365) x (33/2)), i.e.
= **Loan amt x interest rate x 0.0452**

Account Keeping and Transaction Fees

- monthly account management fees apply
- Principal & Interest
 - 15 free Included Transactions per month†.
 - Individual transaction fees apply for excess transactions types ‡

Redraw & Access

Principal & Interest

- no minimum redraw amount
- no separate redraw fees
- access via BankNet, BankPhone, BankAssist, by BPay, or by Access Card

Interest Only/Interest Only Variable Payment Loans

- no customer self-serve transactional capabilities
- redraw available through BankAssist only
- minimum redraw amount - \$2,000
- redraw fees apply

Lump Sums/Early Repayment

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Deferred Establishment Fee applies to loans settled prior to 1 July 2011 where loan discharged within 4 years of original settlement
- Discharge fees may apply

Reserved Amounts and Funds Available for Redraw

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved

* To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

† 'Included Transactions' - rediATM withdrawals, EFTPOS transactions, withdrawals, Australia Post Deposits, Periodic Payment to external accounts, BPay withdrawals

‡ Refer page 107 for full details

from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can be any combination of any available loan types
- split loan fees apply

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account^{*}

Statements

- Statements are issued six-monthly, on anniversary of settlement.

^{*} Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

5.2 CLASSIC CLUB

5.2.1 Introductory Classic Variable Rate Loan – Interest Only

The following applies to Introductory Classic Variable Rate Interest Only loans originated during the periods specified.

Unless included here, all details are as set out in part 2.1.1 - Introductory Classic Variable Rate Loan.

Repayments

– applies for loans originated before 22 August 2005

- Interest Only repayments
 - based on the scheduled limit, (i.e. the contractual balance). Fortnightly payments are $\frac{1}{2}$ of minimum monthly), and weekly payments are $\frac{1}{4}$ of minimum monthly
 - are not reduced by any additional payments
 - are a fixed amount based on estimated interest over full IO term, divided by the number of repayments made over the IO period, taking into account both the full amortisation schedule of the loan (i.e. to full term) and if repayment dates/interest debit dates fall on a non-business day.

Account Keeping and Transaction Fees

– applies for loans originated on or after 20/9/04 and before 22 August 2005

- no customer self-serve transactions available
- no fee-free transactions

Redraw & Access

– applies for loans originated on or after 20/9/04 and before 22 August 2005

- no customer self-serve transactional capabilities
- redraw available through BankAssist only
- minimum redraw amount - \$2,000
- redraw fees apply

5.2.2 Classic Variable Rate Loan – Interest Only

The following applies to Classic Variable Rate Interest Only loans originated during the periods specified.

Unless included here, all details are as set out in part 2.1.2 - Classic Variable Rate Loan.

Repayments

– applies for loans originated before 22 August 2005

- **Interest Only repayments**
 - based on the scheduled limit, (i.e. the contractual balance). Fortnightly payments are $\frac{1}{2}$ of minimum monthly), and weekly payments are $\frac{1}{4}$ of minimum monthly
 - are not reduced by any additional payments
 - are a fixed amount based on estimated interest over full IO term, divided by the number of repayments made over the IO period, taking into account both the full amortisation schedule of the loan (i.e. to full term) and if repayment dates/interest debit dates fall on a non-business day.

Account Keeping and Transaction Fees

– applies for loans originated on or after 20/9/04 and before 22 August 2005

- no customer self-serve transactions available
- no fee-free transactions

Redraw & Access

– applies for loans originated on or after 20/9/04 and before 22 August 2005

- no customer self-serve transactional capabilities
- redraw available through BankAssist only
- minimum redraw amount - \$2,000
- redraw fees apply

5.3 EXECUTIVE CLUB

5.3.1 Executive Variable Rate Loan

*Formerly known as the **eExecutive.Club Loan***

Description

- A discounted variable rate term loan that allows the customer to make additional payments directly into the loan, such as direct crediting salary, with easy access to these additional amounts.
- Includes an discount of at least 0.50% pa off the Classic Variable Loan interest rate for the full term
- Secured by residential property
- Allows Principal & Interest or Interest Only repayments
- available to Executive Club members only

Eligibility for Executive Club

- Minimum Total Customer Borrowing's \$250,000 (Sydney metropolitan area) and \$200,000 (outside Sydney metropolitan area)
- eligibility is based on total borrowings assessed as all lending by a single customer, a specific customer group or a specific entity

Executive Club Annual Fee

- An annual \$330 fee **per loan portfolio** applies for single customers, specific customer groups or specific entities
- payable annually in advance
- waived in the first year

Loan Term

- Minimum – Principal & Interest - 10 years; Interest Only – selected IO period + 10 years
- Maximum - 30 years
- Maximum Interest Only term – 5 years (10 years subject to Credit approval)

Loan Amount Limits

- Minimum - \$250,000/\$200,000
- Maximum - \$2,000,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000
- Maximum LVR & Amounts (per security)
 - owner-occupied/investment purposes - up to 90%
 - other acceptable purpose - up to 90%
- Mortgage Insurance required
 - \$40K to \$1.5M: LVR>80%
 - >\$1.5M to \$1.75M: LVR>75% / 80%*
 - >\$1.75M to \$2M: LVR>70% / 80%*

Interest Rate

- Variable interest rate.
- discount of at least 0.50% pa off the Classic Variable Loan interest rate for the full term

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

* 80% LVR only available where there are multiple Zone 1 properties. Refer to the AMP Bank Residential Consumer Credit Policy guide for full details of LVR and Zone criteria.

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Options of monthly, fortnightly (½ of minimum monthly) or weekly (¼ of minimum monthly)
- Scheduled Payments can be made by direct debit or salary credit.
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Principal & Interest payments are based on the scheduled limit, (i.e. the contractual balance) and are not reduced by any additional payments
- Interest Only repayments are based on the scheduled limit, (i.e. the contractual balance), are not reduced by any additional payments, and are a fixed amount based on estimated interest over full IO term, divided by the number of repayments made over the IO period, taking into account both the full amortisation schedule of the loan (i.e. to full term) and if repayment dates/interest debit dates fall on a non-business day.

Account Keeping and Transaction Fees

- no monthly account management fee
- Principal & Interest, and Interest Only (originated before 20/9/04) - 15 free Included Transactions per month. Individual transaction fees apply for excess transactions types
- Interest Only (originated after 20/9/04) – no customer self-serve transactions; no fee-free transactions

Redraw & Access

- **Principal & Interest loans, and Interest Only loans originated before 20/9/04**
 - no minimum redraw amount
 - no separate redraw fees (excess transaction fees may apply) **Error! Bookmark not defined.**
 - access via BankNet, BankPhone, BankAssist, by BPay, or by Access card
- **Interest Only loans originated on or after 20/09/2004**
 - no customer self-serve transactional capabilities
 - redraw available through BankAssist only
 - minimum redraw amount - \$2,000
 - redraw fees apply

Lump Sums/Early Repayment

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Deferred Establishment Fee applies to loans settled prior to 1 July 2011 where loan discharged within 4 years of original settlement
- Discharge fees may apply

Reserved Amounts and Funds Available for Redraw

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can be any combination of any available loan types.

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account[†]

Statements

* 'Included Transactions' - rediATM withdrawals, EFTPOS transactions, withdrawals, Australia Post Deposits, Periodic Payment to external accounts, BPay withdrawals, (refer to page 110 for full details)

[†] Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

- Statements are issued six-monthly, on anniversary of settlement.

5.3.2 Executive Line Of Credit

Description

- revolving line of credit facility with full transactional and access functionality
- allows the customer to withdraw up to the pre-approved credit limit at any time for any purpose
- Interest Only repayment basis for up to 10 years, converting to Principal & Interest for the remaining term
- available to Executive Club members only

Eligibility for Executive Club

- Minimum Total Customer Borrowing's \$250,000 (Sydney metropolitan area) and \$200,000 (outside Sydney metropolitan area)
- eligibility is based on total borrowings assessed as all lending by a single customer, a specific customer group or a specific entity

Loan Term

- Minimum total term – 20 years
- Maximum - 30 years
- Maximum Interest Only term –10 years

Loan Amount Limits

- Minimum - \$40,000
- Maximum - \$1,000,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000

Loan Amount Limits

- Minimum - \$250,000/\$200,00
- Maximum - \$1,000,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000
- Maximum LVR & Amounts (per security)
 - owner-occupied/investment purposes - up to 95%
 - other acceptable purpose - up to 95%
- Mortgage Insurance required
 - \$40K to \$1.5M: LVR>80%
 - >\$1.5M to \$1.75M: LVR>75% / 80%*
 - >\$1.75M to \$2M: LVR>70% / 80%*

Loan Review

- credit limit may be reviewed at any time, and reduced at the sole discretion of the Bank.

Interest Rate

- debit Interest - variable interest rate
- interest rate is discounted 0.50% from Classic Line of Credit interest rate for full term of facility
- interest paid on credit balances (for balances over \$20,000)

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

* 80% LVR only available where there are multiple Zone 1 properties. Refer to the AMP Bank Residential Consumer Credit Policy guide for full details of LVR and Zone criteria.

Repayments

- **Interest Only period**
 - monthly interest (based on actual balance) plus any other fees and charges
 - scheduled repayments can be monthly only (more frequent *scheduled* repayments are not permitted)
 - scheduled repayments can be made by direct debit or salary credit.
- **Principal & Interest period**
 - based on the scheduled limit, (i.e. the contractual balance) and are not reduced by any additional payments
 - options of monthly, fortnightly (½ of minimum monthly) or weekly (¼ of minimum monthly)
 - scheduled repayments can be made by direct debit or salary credit.

Lump Sum/Early Repayments

- can be made at any time
- no minimum additional repayment
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- no charges for lump sum repayments
- Deferred Establishment Fee applies to loans settled prior to 1 July 2011 where loan discharged within 4 years of original settlement
- Discharge fees may apply

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can be any combination of any available loan types
- split loan fees do not apply

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account^{*}

Transactions & Access

- no minimum withdrawal amount
- no separate redraw fees, however individual transaction fees apply[†]
- access via cheque, BankNet, BankPhone, BankAssist, BankFax, BPay, or AMP Access card

Account Keeping and Transaction Fees

- individual transaction fees apply after monthly free Included Transactions exceeded[‡]
- no monthly account management fee (included in Annual Executive Club Fee)
- 25 free Included transaction per month (free transactions expire each month)

Statements

- Statements are issued monthly on anniversary of settlement.

^{*} Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

[†] Refer to page 107 for full details

[‡] Included Transactions¹ - rediATM withdrawals, EFTPOS transactions, withdrawals, Australia Post Deposits, Periodic Payment to external accounts, BPay withdrawals, (refer to page 107 for full details)

5.4 FIXED RATE LOANS – INTEREST ONLY

The following applies to Fixed Rate Interest Only loans originated during the periods specified.

Unless included here, all details are as set out in part 2.3 - Fixed Rate Loans.

Repayments

– applies for loans originated before 20 September 2004

- Interest Only repayments
 - based on the scheduled limit, (i.e. the contractual balance). Fortnightly payments are $\frac{1}{2}$ of minimum monthly), and weekly payments are $\frac{1}{4}$ of minimum monthly
 - are not reduced by any additional payments
 - are a fixed amount based on estimated interest over full IO term, divided by the number of repayments made over the IO period, taking into account both the full amortisation schedule of the loan (i.e. to full term) and if repayment dates/interest debit dates fall on a non-business day.

5.5 LOW DOC PACKAGE

5.5.1 Low Documentation Variable Rate Loan

The following applies to Low Documentation loans (originated before 22 August 2005). Unless included here, all details are as set out in section 2.4, Low Doc Package – Variable Rate Loan, Fixed Rate Loan & Line of Credit.

Loan Amount

- Minimum - \$40,000
- Maximum - \$750,000

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Scheduled repayments can be made by direct debit, internal transfer or salary credit

Principal & Interest loans:

- payments are based on the scheduled limit, (i.e. the contractual balance)
- monthly, fortnightly ($\frac{1}{2}$ of minimum monthly) or weekly ($\frac{1}{4}$ of minimum monthly) scheduled repayments accepted

Interest Only loans:

- payments are based on actual balance
- monthly scheduled repayments only permitted
- minimum required monthly repayments are equal to the amount of interest accrued during the month, plus any fees. The required minimum repayments will vary with the number of days in any month. To ensure that repayments are made at this amount each month, customers should be encouraged establish an 'open' direct debit authorising AMP Bank to draw this amount from their nominated account.

Account Keeping and Transaction Fees

- monthly account management fees apply
- **Principal & Interest loans:**
 - 15 free Included Transactions per month*
 - excess transaction fees apply
- **Interest Only loans:**
 - no customer self-serve transactions
 - no fee-free transactions

Redraw & Access

- **Principal & Interest loans:**
 - no minimum redraw amount
 - no separate redraw fees (excess transaction fees may apply) *
 - access via BankNet, BankPhone, BankAssist, by BPay, or by Access card
- **Interest Only loans:**
 - no customer self-serve transactional capabilities
 - redraw available through BankAssist only
 - minimum redraw amount - \$2,000
 - redraw fees apply

Lump Sums/Early Repayment

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Deferred Establishment Fee applies to loans settled prior to 1 July 2011 where loan discharged within 4 years of original settlement
- Discharge fees may apply

* 'Included Transactions' - ATM withdrawals, EFTPOS transactions, withdrawals, Australia Post Deposits, Periodic Payment to external accounts, BPay withdrawals, (refer to page 107 for full details)

5.5.2 Low Doc Package – Variable Rate Loan, Fixed Rate Loan & Line of Credit

The following applies to Low Doc Package loans (originated between 22 August 2005 and 27 July 2008). Unless included here, all details are as set out in section 2.4, Low Doc Package – Variable Rate Loan, Fixed Rate Loan & Line of Credit.

Product Range

- Low Doc Variable Rate Loan – Principal & Interest
- Low Doc Variable Rate Loan – Interest Only
- Low Doc 2 Year Fixed Rate Loan – Principal & Interest
- Low Doc 2 Year Fixed Rate Loan – Interest Only
- Low Doc 3 Year Fixed Rate Loan – Principal & Interest
- Low Doc 3 Year Fixed Rate Loan – Interest Only
- Low Doc Line of Credit – Principal & Interest
- Low Doc Line of Credit – Interest Only

Tiered Interest Rate Discounts

- Tiered interest rates apply, dependant on total Low Doc borrowing amounts under the same entity name.
- Interest rate discounts apply on Low Doc Variable Rate Loans and Low Doc Lines of credit only. Discounts do not apply to Low Doc 2 and 3 Year Fixed Rate Loan.
- Rates are discounted from the standard Low Doc Variable Rate Loan and Low Doc Line of Credit rates or and Classic Variable Rate Loan and Classic Line of Credit interest rates, respectively.

Loan Amount	Interest Rate Discounts
\$100,000 to \$249,999	nil
\$250,000 to \$499,999	0.18%
\$500,000 to \$1M	0.28%

Loan to Valuation Ratio / Lenders Mortgage Insurance Premium Options

- All Low Doc loans, regardless of LVR, must be individually mortgage insured
- For loans with LVR up to 60%, the Bank will pay the LMI premium
- For loans with LVR > 60% to 80%, customers have the option of either
 - paying the LMI premium and choosing the standard Low Doc interest rates or
 - not paying the LMI premium and choosing the step down interest rates
- Step Down interest rates apply to all Low Doc products.
- The Step Down rates automatically revert to the standard Low Doc rates after two years or the fixed rate period, subject to satisfactory conduct.
- Satisfactory conduct means no arrears for the entire two-year period, from settlement date.

LVR	LMI paid by customer	Low Doc rates	Margins		
			Variable Rate	Line of Credit	2 & 3 Year Fixed Rate
To 60%	NO	Standard	+ 20 bps	+ 20 bps	+ 20 bps
60.01% to 80%	YES	Standard	+ 20 bps	+ 20 bps	+ 20 bps
60.01% to 80%	NO	Step Down	+ 46 bps	+ 40 bps	+ 46 bps

Interest Rate and Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday)
- Step down rates apply, based on customer choice for LMI premium payment:
- Customer pays LMI premium – standard Low Doc rate applies rate
- Customer does not pay LMI premium – higher interest rate (above Low Doc standard rate) applies, which rate steps down after two years

5.5.3 Low Doc Package – Business Purpose

The following applies to Low Doc Package loans (originated between 22 August 2005 and 27 July 2008).

Description

- Low Doc loans for business purposes have the same functionality and criteria as Low Doc loans for personal purposes, excepting the criteria below.

Product Range

- Low Doc Variable Rate Loan – Principal & Interest
- Low Doc Variable Rate Loan – Interest Only
- Low Doc 2 Year Fixed Rate Loan – Principal & Interest
- Low Doc 2 Year Fixed Rate Loan – Interest Only
- Low Doc 3 Year Fixed Rate Loan – Principal & Interest
- Low Doc 3 Year Fixed Rate Loan – Interest Only
- Low Doc Line of Credit – Principal & Interest
- Low Doc Line of Credit – Interest Only

Tiered Interest Rate Discounts

- Tiered interest rates apply, dependant on total Low Doc borrowing amounts under the same entity name.
- Interest rate discounts apply on Low Doc Variable Rate Loans and Low Doc Lines of credit only. Discounts do not apply to Low Doc 2 and 3 Year Fixed Rate Loan.
- Rates are discounted from the standard Low Doc Variable Rate Loan and Low Doc Line of Credit rates or and Classic Variable Rate Loan and Classic Line of Credit interest rates, respectively.

Loan Amount	Interest Rate Discounts
\$100,000 to \$249,999	nil
\$250,000 to \$499,999	0.18%
\$500,000	0.28%

Loan Amount & Loan term

- Low Doc loans for acceptable business purposes have restrictions as follows:
 - Maximum loan amount \$500,000
 - Maximum loan term 15 years.
 - Maximum interest only period is 5 years.
 - Minimum principal and interest repayment period is 10 years.
 - Credit and Risk, Lending Analysts and LMI have the discretion to deem the loan purpose to be for business purposes following investigation and assessment.

LVR & LMI

- Up to 80% with LMI where property is located in acceptable locations (as defined by Mortgage Insurers).
- Up to 60% without LMI where property is located in acceptable locations (as defined by Mortgage Insurers).
- LMI Is required in all instances and is to be obtained prior to formal approval for all applications.
 - When LVR ≤ 60% premium is paid by AMP Bank[†].
 - When LVR > 60% premium is paid by customer[‡].

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account[§]

* Where the LVR is >60% - ≤80% borrower has the option to not pay the LMI premium, instead accepting a higher interest rate on the product.

† When the TBE is above \$1,000,000 the customer must pay the LMI premium regardless of LVR.

‡ Where the LVR is >60% borrower has the option to not pay the LMI premium, instead accepting a higher interest rate on the product. If a higher interest rate is accepted AMP Bank will pay the premium.

§ Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

5.6 AFFINITY LOANS

5.6.1 Affinity Variable Rate Loan – Interest Only

The following applies to Affinity Variable Rate Interest Only loans originated during the periods specified.

Unless included here, all details are as set out in section 4.1, Affinity – Variable Rate Loan, Fixed Rate Loan & Line of Credit.

Repayments

– applies for loans originated before 22 August 2005

- Interest Only repayments
 - based on the scheduled limit, (i.e. the contractual balance). Fortnightly payments are $\frac{1}{2}$ of minimum monthly, and weekly payments are $\frac{1}{4}$ of minimum monthly
 - are not reduced by any additional payments
 - are a fixed amount based on estimated interest over full IO term, divided by the number of repayments made over the IO period, taking into account both the full amortisation schedule of the loan (i.e. to full term) and if repayment dates/interest debit dates fall on a non-business day.

Account Keeping and Transaction Fees

– applies for loans originated on or after 20/9/04 and before 22 August 2005

- no customer self-serve transactions available
- no fee-free transactions

Redraw & Access

– applies for loans originated on or after 20/9/04 and before 22 August 2005

- no customer self-serve transactional capabilities
 - redraw available through BankAssist only
 - minimum redraw amount - \$2,000
 - redraw fees apply

5.6.2 Affinity Low Doc – Variable Rate Loan, Fixed Rate Loan & Line of Credit

The following applies to Affinity Low Doc loans originated before 27 July 2008.

Unless included here, all details are as set out in section 4.1, Affinity – Variable Rate Loan, Fixed Rate Loan & Line of Credit.

Description

- Varying benefits available to members of CPA, Tier 1 and Tier 2 affinity members.

Product Range

- Low Doc Variable Rate Loan – Principal & Interest
- Low Doc Variable Rate Loan – Interest Only
- Low Doc 2 Year Fixed Rate Loan – Principal & Interest
- Low Doc 2 Year Fixed Rate Loan – Interest Only
- Low Doc 3 Year Fixed Rate Loan – Principal & Interest
- Low Doc 3 Year Fixed Rate Loan – Interest Only
- Low Doc Line of Credit – Principal & Interest
- Low Doc Line of Credit – Interest Only

Tiered Interest Rate Discounts

- Tiered interest rates apply, dependant on total Low Doc borrowing amounts under the same entity name.
- Interest rate discounts apply on Low Doc Variable Rate Loans, Low Doc Lines of Credit and Low Doc 2 and 3 Year Fixed Rate Loans.
- Rates are discounted from the standard Low Doc Variable Rate Loan, Low Doc Line of Credit rates and the Low Doc 2 and 3 Year Fixed Rate Loans (which are also subject to tiered interest rates).

Standard Low Doc Interest Rates

Affinity Tiers 1 & 2 (excluding CPA)

Standard Affinity Low Doc Interest Rates				
Loan Size	Variable Rate	Line of Credit	2 Year Fix	3 Year Fix
\$100,000 to \$249,999	+ 5 bps	+ 5 bps	+ 20 bps	+ 20 bps
\$250,000 to \$499,999	- 13 bps	- 13 bps	+ 5 bps	+ 5 bps
\$500,000 to \$1M	- 23 bps	- 23 bps	+ 5 bps	+ 5 bps

Step Down Affinity Low Doc Interest Rates				
Loan Size	Variable Rate	Line of Credit	2 Year Fix	3 Year Fix
\$100,000 to \$249,999	+ 31 bps	+ 25 bps	+ 46 bps	+ 46 bps
\$250,000 to \$499,999	+ 31 bps	+ 25 bps	+ 31 bps	+ 31 bps
\$500,000 to \$1M	+ 31 bps	+ 25 bps	+ 31 bps	+ 31 bps

Affinity CPA

Standard Affinity Low Doc Interest Rates				
Loan Size	Variable Rate	Line of Credit	2 Year Fix	3 Year Fix
\$100,000 to \$249,999	+ 5 bps	+ 5 bps	+ 20 bps	+ 20 bps
\$250,000 to \$499,999	- 13 bps	- 13 bps	+ 5 bps	+ 5 bps
\$500,000 to \$1M	- 23 bps	- 23 bps	+ 5 bps	+ 5 bps

Step Down Affinity Low Doc Interest Rates				
Loan Size	Variable Rate	Line of Credit	2 Year Fix	3 Year Fix
\$100,000 to \$249,999	+ 31 bps	+ 25 bps	+ 46 bps	+ 46 bps
\$250,000 to \$499,999	+ 31 bps	+ 25 bps	+ 31 bps	+ 31 bps
\$500,000 to \$1M	+ 31 bps	+ 25 bps	+ 31 bps	+ 31 bps

Loan to Valuation Ratio / Lenders Mortgage Insurance Premium Options

- All Low Doc loans, regardless of LVR, must be individually mortgage insured.
- For loans with LVR up to 60%, the Bank will pay the LMI premium
- For loans with LVR > 60% to 80%, customers have the option of either
 - paying the LMI premium and choosing the standard Low Doc interest rates or
 - not paying the LMI premium and choosing the step down interest rates
- The Step Down rates automatically revert to the standard Low Doc rates after two years or the fixed rate period, subject to satisfactory conduct.
- Satisfactory conduct means no arrears for the entire two-year period, from settlement date.

Interest Rate and Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday)
- Step down rates apply, based on customer choice for LMI premium payment:
 - Customer pays LMI premium – standard Low Doc rate applies rate
 - Customer does not pay LMI premium – higher interest rate (above Low Doc standard rate) applies, which rate steps down after two years

5.6.3 Package Product Description – SOLCO (Select T1)

Also refer to section 4.4 - Select Package – Variable Rate Loan, Fixed Rate Loans & Line of Credit.

Description

- A banking package specifically tailored for Solco Limited customers and staff.
- A suite of Select T1 products, which may be packaged to suit individual customer needs. The Solco package includes discounted loan interest rates fee waivers and unlimited AMP Bank transactions on loans.
- The Solco / AMP Bank Home Loan Package is available from 01 September 2006 until 30 April 2009.

Features

- 0.80%p.a. off AMP's Classic Variable Rate Loan and Line of Credit, for all loans greater than \$100,000
- 0.15%p.a. off AMP's standard 1, 2, 3 and 5 Year Fixed Rate Loans, for all loans greater than \$250,000. The discount does not apply to the 1 Year Introductory fixed rate loan.
- Establishment Fee waived*
- Settlement Fee \$350
- Annual Package Fee waived
- \$10,000 per year additional payments on fixed rates per annum without incurring charges
- Up to 10 free sub accounts
- Unlimited AMP Bank withdrawals and deposits on Variable Rate Loan and Line of Credit
- Free access to additional payments via internet, phone, ATMs and EFTPOS using AMP's Access Card
- Access to Master Limit feature (standard Master Limit application fee applies)
- Deferred Establishment Fee of \$1,000 applies to loans settled prior to 1 July 2011 where loan discharged within 4 years of original settlement
- Standard fees and charges apply for other services (multiple security properties, variations etc.).
- Borrowings with LVR >90% may attract an additional interest rate margin

Eligibility and business rules for Solco Package - Home Loans

New Bank customers

- All Solco customers and Solco staff members are eligible for the Solco / AMP Bank Home Loan Package. Customers will be required to provide the following information :
 - Provide their Solco Representative's name in the space provided on the lead coupon attached to the Solco / AMP Bank Home Loan Package brochure.
 - Provide a copy of the purchase agreement between the Borrower and Solco, to the Bank, prior to settlement. This requirement to be included as part of the Select T2 Solco Special Condition in all Loan Contracts prepared for Solco customers.
- The offer is available to individuals, companies and trusts, for non-business purposes only.
 - Eligibility is based on Minimum Total Customer Borrowings of \$100,000 assessed as all lending by a single customer, a specific customer group or a specific entity.

Existing Bank customers

- The Solco / AMP Bank Home Loan Package is not available to existing AMP Bank customers.

Available Products

Variable Rate Loans

- The following variable rate products are available
 - Select T1 Variable Rate Loan – Principal & Interest
 - Select T1 Variable Rate Loan – Interest Only Variable Payment
 - Select T1 Line of Credit
- The base rate for these products is the Classic Variable Rate Loan and Classic Line of Credit.

* Establishment fee of \$350 is payable for all loans with an LVR >90%

Fixed Rate Loans

- The following fixed rate products are available
 - Select 1 Year Fixed Rate – Principal & Interest
 - Select 1 Year Fixed Rate – Interest Only Variable Payment
 - Select 2 Year Fixed Rate – Principal & Interest
 - Select 2 Year Fixed Rate – Interest Only Variable Payment
 - Select 3 Year Fixed Rate – Principal & Interest
 - Select 3 Year Fixed Rate – Interest Only Variable Payment
 - Select 5 Year Fixed Rate – Principal & Interest
 - Select 5 Year Fixed Rate – Interest Only Variable Payment
- All of the above products roll to Select T1 Variable rate after the fixed rate period.
- The base rates for these products are the same as for AMP Bank's standard fixed rates.
- The current fixed rates for the Solco Package are 0.15% below the standard fixed rates and margin loading is required. The minimum loan size for discounted fixed rates is \$250,000.
- The interest rate on the roll-in product is *discounted* not tiered and no future – dated margin loading is required.
- Where: Fixed Rate loan(s) is the only product type present in a Product Account;
 - Nil monthly fee on fixed rate loans
- Where: Fixed Rate loan as a split where a Select T1 Variable Rate loan is also present in the Product Account
 - Nil monthly fee on fixed rate loans

Availability & Loan Purpose

- Available for new and existing customers eligible for Professional Pack loans under the borrowing amount criteria
- Personal customers permitted
- Companies or trusts for non-business purposes permitted
- Borrowings for business purposes not permitted, i.e., where:
 - Loan purpose is stated as business
 - Borrowings are refinancing a business loan or commercial bill
 - Loan is deemed as being for business purposes after assessment by AMP Bank

Product Selection

New customers

- Interest rate discount of 0.75% is off standard variable rates (i.e. Classic Club) and 0.15% off standard fixed rates and does not include any other special offers or discounted rates.
- Solco customers and staff choosing the Solco / AMP Bank Home Loan Package (i.e. Select group of products) may not combine their Select products with any other product or special offers (including Intro rate loans & Basic)
- Construction Loans are not included in the Solco Package Construction Loan customers will have the option of switching into the Solco Package, on completion and subject to eligibility at that time.

Existing customers' variations

- The Solco / AMP Bank Home Loan Package is not available to existing AMP Bank customers.

Maintaining Fixed Rates for Internal Refinances

- Existing Fixed Rate Loan may be transferred to a new Fixed Rate Loan without incurring Early Repayment Fees under certain conditions only. (Refer to page 20 for full details.)

Other benefits

- Master Limit available (Line of Credit split required)
- 100% mortgage offset available on with Offset Deposit Account*

* Offset available on Variable rate Loans and Introductory Variable Rate Loans only.

5.7 FLEXIBLE LOAN ACCOUNT

Also known as the **reducing Flexible Loan Account**

Description

- revolving line of credit facility with full transactional and access functionality
- allows the customer to withdraw up to the pre-approved credit limit at any time for any purpose
- Interest Only repayment basis for up to 10 years, converting to Principal & Interest for the remaining term

Loan Term

- Minimum total term – 20 years
- Maximum - 30 years
- Maximum Interest Only term –10 years

Loan Amount Limits

- Minimum - \$40,000
- Maximum - \$500,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000

Loan Review

- Credit limit may be reviewed at any time, and reduced at the sole discretion of the Bank.

Interest Rate

- debit Interest - variable interest rate
- interest paid on credit balances (for balances over \$20,000)
- Borrowings with LVR >90% may attract an additional interest rate margin

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Repayments

Interest Only period

- monthly interest (based on actual balance) plus any other fees and charges
- monthly repayments only permitted
- scheduled repayments can be made by direct debit or salary credit.

Principal & Interest period

- based on the scheduled limit, (i.e. the contractual balance) and are not reduced by any additional payments
- options of monthly, fortnightly ($\frac{1}{2}$ of minimum monthly) or weekly ($\frac{1}{4}$ of minimum monthly)
- scheduled repayments can be made by direct debit or salary credit.

Amortising FLA's

- Facilities with no P&I term at original settlement
- Amortisation commences 10 years prior to maturity, or 1 Jan 2010 if earlier.
- Limit reduces by same amount each month, to reduce to \$0 at maturity (e.g. \$100,000 limit, 50 monthly repayments remaining, limit will reduce by \$2,000 each month)
- Repayments are made up of monthly interest plus any outstanding balance after limit reduction is applied (i.e. whilst limit is greater than loan balance, repayments will remain Interest Only).

Lump Sum/Early Repayments

- can be made at any time
- no minimum additional repayment
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- no charges for lump sum repayments
- Deferred Establishment Fee applies to loans settled prior to 1 July 2011 where loan discharged within 4 years of original settlement

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can be any combination of any available loan types

Transactions & Access

- no minimum withdrawal amount
- no redraw fees (individual transaction fees apply)
- access via cheque, BankNet, BankPhone, BankAssist, BankFax, BPay, or AMP Access card

Account Keeping and Transaction Fees

- \$0, \$5 & \$10 per month account management fee plans available
- individual transaction fees apply based on monthly fee plan (refer to page 104 for full details)

Statements

- Statements are issued monthly on anniversary of settlement.

5.8 ADVANTAGE VARIABLE RATE LOAN

Formerly known as the **AMP Advantage Home Loan**

Description

- A variable rate term loan that allows the customer to make additional payments directly into the loan, such as direct crediting salary, with easy access to these additional amounts.
- *Original pricing strategy included a 0.10% pa discount off the average standard variable rate of a group of 6 lenders. Rate is now moved in line with standard variable rate changes.*
- Secured by residential property
- Allows either Principal & Interest or Interest Only repayments

Loan Term

- Minimum – 10 years
- Maximum - 30 years
- Maximum Interest Only term – 5 years (10 years subject to Credit approval)

Loan Amount Limits

- Minimum - \$40,000
- Maximum - \$2,000,000
- Minimum split - \$10,000
- Minimum Increase - \$4,000
- Maximum LVR & Amounts (per security)
 - owner-occupied/investment purposes - up to 100%
 - other acceptable purpose - up to 90%
- Mortgage Insurance required
 - \$40K to \$1.5M: LVR>80%
 - >\$1.5M to \$1.75M: LVR>75% / 80%*
 - >\$1.75M to \$2M: LVR>70% / 80%*

Interest Rate

- variable interest rate
- Borrowings with LVR >90% may attract an additional interest rate margin

Interest Calculation

- calculated daily, based on actual balance
- debited monthly on the anniversary of the settlement date, known as the interest debit date (or next business day if the date falls on a weekend/public holiday).

Repayments

- Payable over the term of the loan, with the first repayment due monthly after settlement
- If a repayment would otherwise be due on a day that is not a business day, it is due on the next business day.
- Options of monthly, fortnightly (½ of minimum monthly) or weekly (¼ of minimum monthly)
- Scheduled Payments can be made by direct debit or salary credit.
- Extra (additional) repayments can be made at any time by electronic transfer, by mail or deposit made at Australia Post offices
- Payments are based on the actual balance of the loan not the original contractual/scheduled balance, therefore if lump sum repayments are made this can impact the calculated repayments
- Interest Only repayments are a fixed amount based on estimated interest over full IO term, divided by the number of repayments made over the IO period, taking into account both the full amortisation schedule of the loan (i.e. to full term) and if repayment dates/interest debit dates fall on a non-business day.

* 80% LVR only available where there are multiple Zone 1 properties. Refer to the AMP Bank Residential Consumer Credit Policy guide for full details of LVR and Zone criteria.

Lump Sums/Early Repayment

- additional repayments can be made at any time
- no minimum additional repayment
- no charges for lump sum repayments
- Deferred Establishment Fee applies to loans settled prior to 1 July 2011 where loan discharged within 4 years of original settlement
- Discharge fees may apply

Reserved Amounts and Funds Available for Redraw

- During any month, AMP Bank may 'reserve' an amount from the funds available for redraw such that an amount totalling up to the minimum required *monthly* repayment may be reserved from any advance payments at any time. This amount may not be included when calculating and making funds available for redraw.

Redraw & Access

- minimum redraw - \$2,000
- redraw fee - \$50
- Redraws only available through BankAssist

Account Keeping Fees

- no monthly account management fee

Split Loan Facility

- Split Loan facility can consist of a maximum of 10 loans
- minimum amount per split - \$10,000
- can be any combination of any available loan types.

Other benefits

- 100% mortgage offset available on with Offset Deposit Account

Statements

- Statements are issued six-monthly, on anniversary of settlement.

5.9 PRIORITY CLUB & ALL OPTIONS

Target Market	<p>All Options & Priority Club - customers who are interested in a home loan that offers;</p> <p>The flexibility to make extra repayments & redraw funds in the future at no cost</p> <p>The ability to pay off your loan sooner</p> <p>No monthly account keeping fees</p> <p>Priority Club – customers who;</p> <ul style="list-style-type: none"> - Have a larger loan size OR - Are a member of a particular affinity group (including staff and AMP@Work).
Interest Rate	Variable interest rate
Loan Size	<p>\$500,000 maximum (loans > \$500,000 may be considered subject to approval)</p> <p>NB: \$250,000 minimum for Priority Club loans (\$200,000 outside Sydney metro) who do not have an affinity relationship</p>
Establishment Fee	<p>Note - Not available for new business</p> <p>\$600</p> <p>Extra \$250 where there is more than one property (max 2 additional properties)</p>
Maximum LVR	<ul style="list-style-type: none"> - Up to 90% for purchasing owner occupied properties - Up to 90% for purchasing investment properties, and refinancing. - Up to 75% for loans greater than \$500,000.
Debt Servicing	<p>Minimum Surplus calculation is used to gauge serviceability.</p> <p>Maximum criteria varies according to whether the application is supported by single and family income types with or without dependents and rental income</p>
LMI	May be required. This depends on the Loan to Valuation Ratio
Account Fees	<p>No monthly account management fees</p> <p>No Annual Fees</p> <p>\$75 Split Loan annual fee payable for additional splits</p> <p>Special Service fees apply</p>
Repayments	<p>Monthly, fortnightly (monthly / 2) or weekly (monthly / 4)</p> <p>Repayments can be made by direct debit or salary credit.</p> <p>Choice of principal and interest repayments or interest only (for the first 3 years). After 3 years repayments convert to principal and interest.</p> <p>Repayments are based on the Actual Balance</p>
Extra payments	Yes, anytime without charges.
Early payout	A Deferred Establishment Fee of \$600 is payable if the entire loan is paid out within 4 years of original settlement.
Loan Term	10, 15, 20 or 25 years
Split Loan	Yes, up to 4 split loans allowed using a combination of any AMP home loans.
Redraw Facility	<p>No customer initiated redraw transactions available - BankAssist redraw only.</p> <p>Minimum Redraw Amount: \$0</p> <p>Redraw Fee: \$0</p> <p>Customers can simply contact AMP Bank on 13 30 30 to have advance payments transferred to their nominated account.</p> <p>Special Service Fees apply.</p>
Access	BankNet and BankPhone – view only
Statements	Issued 6 monthly on the anniversary of settlement
Switch Fees	\$350

6 OTHER FEATURES

6.1 MASTER LIMIT

- Description
- The Master Limit feature provides customers with an all-in-one portfolio type account that enables them to flex their accounts to suit their financial needs.
- Master Limit lending is based on a customer seeking and having approved a maximum overall borrowing limit against a set of securities.
- Requiring a Line of Credit as the primary split, this maximum overall borrowing limit endures up to 10 years.
- During this period, the customer can restructure their borrowings (i.e. change their sub-account (split/s) product types, reassign (i.e. vary) limits on their sub-accounts, or add/delete sub-accounts (split/s)). Provided the changes result in the sub-account limits equal to the approved Master Limit, there is no need for further Credit Assessment at the time of each request.

Availability

- Master limits are available on all packages available for new business
 - Classic Club (including Business Classic Club)
 - Professional Package
 - Low Doc Package
 - Affinity (including Affinity Low Doc)
 - Select
 - other offers (subject to approval)
- To apply for a Master Limit, the customer must complete the relevant section of the Home Loan application form, or Apply Online.
- To add a Master Limit to an existing loan, without an increase to the approved limit, a separate Master Limit Application form must be completed and submitted by the customer
- the full Master Limit amount requested and Line of Credit criteria are used to assess the application
- Any unused funds remain “on hold” in the Line of Credit. The sum of the credit limits on all facilities must equal the Master Limit.
- To increase a Master Limit, then they will need to submit a full application and go through the full assessment process
- Any or all joint borrowers can be nominated as the holder(s) of any or all sub-accounts/split facilities. All borrowers remain jointly and severally liable for the borrowings regardless of the nomination of sub-account holders

Master Limit Term

- up to 10 years
- the Master Limit term is independent of any sub-account/split facility term

Fees

- one-off \$295 Master Limit application fee
- no fee payable for restructure requests

Restructuring Borrowings under a Master Limit

- restructures are available at any time
- customers must complete a Master Limit Restructure Request form to restructure their borrowings
- requests outside Master Limit terms and conditions (for example, increased LVR, increased existing Master Limit, closure of primary line of credit) will require full application and reassessment

Loan repayments

- separate repayments are required on all sub-accounts, according to the conditions of each sub-account product

6.2 SECURE RATE GUARANTEE

Description

- Option available to Fixed Rate Loan customers to lock in an interest rate
- Fixed Interest Rates quoted in Loan details are current as at the date of the Loan Details but are subject to change without notice.
- The interest rate customers will receive will be the interest rate applicable to their choice of Fixed Rate Loan term that is current at the date they drawdown their loan.
- This interest rate may be different from the interest rate quoted in the Loan Details.
- If customers request a Secure Rate Guarantee and pay the applicable fee, for the period of the Secure Rate Guarantee the interest rate they will receive will be the lower of:
 - the interest rate quoted in the Loan Details (for up to 90days after the *Fixed Rate Quoted Date* or as otherwise agreed by the Bank), or
 - the interest rate current at the date they drawdown their loan.

Secure Rate Guarantee Fee

- 0.15%/0.25% of the fixed rate loan amount, payable up front (refer to charging rules below)
- Not refundable if the customer withdraws their loan

SRG Start Date rules

Where the customer requests SRG at application, the request must;

- be indicated as required on the HL application form, and
- fee is paid upfront - either a cheque or completed credit card authorisation (in HL form) for payment must be included with the application.
- SRG start date is the date indicated on the application form ('Fixed Rate Quoted Date')
- SRG fee payment cannot be deferred until settlement, nor paid from the proceeds of the loan

Where an SRG is requested after Formal Approval, SRG will only be actioned where;

- fee is paid upfront - the Bank receives the payment (cheque) or completed authorisation for payment with the post-formal SRG request.
- SRG start date is the date on which the Bank receives the payment/authorisation is received here at the bank.
- SRG fee payment cannot be deferred until settlement, nor paid from the proceeds of the loan

Where customer has a Formal Approval with SRG in place, increases the FR loan amount *before* settlement and requests continuation of SRG

- initial fee is paid upfront - the Bank receives the payment (cheque) or completed authorisation for payment with the post-formal SRG request.
- SRG start date is the date on which the Bank receives the payment/authorisation is received here at the bank.
- Where loan amount increased post-formal but pre-settlement, the incremental SRG fee is payable, but the SRG start date remains unchanged from the original start date

SRG Fee Amount and Charging Rules:

- where SRG request is submitted **with initial application at any time**, inclusive of period after FR change announced and prior to change effective date

SRG fee = 0.15% of FR facility amount

- where SRG request is made **after** application, **AND** SRG request is **NOT DURING** period after FR change announced and prior to change effective date

SRG fee = 0.15% of FR facility amount

- where SRG request is made after application, **AND** SRG request is **DURING** period after FR change announced and prior to change effective date

SRG fee = 0.25% of FR facility amount

7 FEES & CHARGES

7.1 LOAN ESTABLISHMENT FEES

Pre-Approval Fee <ul style="list-style-type: none"> Payable where a customer applies for a pre-approval of a loan Payable on application (upfront) Refundable after settlement 	\$350
Establishment Fee <ul style="list-style-type: none"> Where a single security property offered. Payable on application (upfront) or at settlement Mandatory on all loans where LVR is greater than 90% Not refundable if application withdrawn 	\$350
Settlement Fee <ul style="list-style-type: none"> Payable to cover processing and administration costs for settlement of loan. Payable on application (upfront), by addition to, or deduction from loan at settlement Not refundable. <ul style="list-style-type: none"> Standard Loans \$250 Low Doc Loans \$550 Affinity, Affinity Low Doc, Staff and @Work Home Loan packages \$350 Select T1/T2 packages \$350 	
Multiple Security Fee <ul style="list-style-type: none"> Payable for each additional security. Payable upfront or at settlement Not refundable 	\$250
Secure Rate Guarantee Fee <ul style="list-style-type: none"> Payable to secure the fixed interest rate on a Fixed Rate Term Loan facility. Not refundable <ul style="list-style-type: none"> where SRG request is submitted with initial application at any time, inclusive of period after FR change announced and prior to change effective date 0.15% of FR loan amount where SRG request is made AFTER application, AND SRG request is NOT DURING period after FR change announced and prior to change effective date 0.15% of FR loan amount where SRG request is made AFTER application, AND SRG request is DURING period after FR change announced and prior to change effective date 0.25% of FR loan amount 	
Guarantor Administration Fee <ul style="list-style-type: none"> Payable for the additional processing and documentation required when there are guarantors to the loan Not refundable 	\$200
Master Limit Application Fee <ul style="list-style-type: none"> Payable to cover processing and administration costs for establishing and ongoing maintenance of a Master Limit. 	\$295
AMP SuperEdge Loans: Additional fees Account Management Fee of \$10 per month. Payable monthly on every AMP SuperEdge Variable Rate Loan and AMP SuperEdge Fixed Rate Loan. Rework Fee Payable when we re-issue document(s) due to changes requested by you or the loan introducer, prior to the settlement date. From \$165.00 for a change to one document up to \$550.00 for changes to more than one document. Solicitors and Mortgage Processing Servicers' Costs	\$10 per month From \$165.00 for a change to one document up to \$550.00 for changes to more than one document.

Document Review Fee Payable when a new loan agreement is established and we instruct the Bank's solicitors or mortgage processing servicers to act on our behalf in connection with the loan agreement or security - \$1,925.00. This is a standard cost that may be billed by AMP Bank's solicitors or mortgage processing service providers directly to customers and excludes legal disbursement costs that may also be payable. Legal disbursement costs include courier charges, telegraphic transfer fees, remote area settlement fees, and also includes charges for urgent preparation of documents, urgent settlements and for reviewing variations to deeds or powers of attorney.	\$1,925.00
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7.2 OTHER LOAN FEES

Valuation fees Valuations <\$1M Metropolitan areas - any valuation costs in excess of Non-Metropolitan areas - - any valuation costs in excess of Valuations >\$1M - all areas - - any valuation costs in excess of	 \$220 \$330 \$440
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Annual fees Split Loan Annual Fee <ul style="list-style-type: none"> Charged on each additional split payable annually commencing the first anniversary after settlement. On Basic Package loans, charged on 3rd and subsequent splits <i>Waived on Professional Packages, Low Doc Packages, Affinity/Affinity Low Doc and Select.</i>	\$75 p.a.
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Package Annual Fees <ul style="list-style-type: none"> Professional Package Annual Fee (payable at settlement then annually) Low Doc Package Fee (payable at settlement then annually) Executive Club Fee (waived in first year, then payable annually) Affinity Fees (waived in first year, then payable annually) <i>Affinity @Work Fees as for Professional Package</i> Select T1 Select T2 	 \$349 \$299 \$330 Tier 1/CPA - \$0 Tier 2 - \$330 Nil \$349
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Post settlement fees Increase in Loan Amount/Limit AMP Internal Refinance Fee <ul style="list-style-type: none"> Payable when you refinance or replace an existing AMP Bank loan with this loan, either in part of in full. Not payable when a Discharge Fee is paid on the existing loan. Additional Security Fee <ul style="list-style-type: none"> Payable for adding additional security properties after loan settlement 	 \$350 \$350 \$250 per security property
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Consent fees	
<ul style="list-style-type: none"> To review or consent or produce documents of title in connection with a facility or any security and/or if we agree to any variation affecting your loan and any facilities under your loan or any security. This may include: <ul style="list-style-type: none"> Change of facility to another type of interest rate or repayment type Change of name Consent to lease Subdivision Subsequent mortgage Changes affecting the security property (eg right of way or easement) Partial release (partial discharge) or substitution of security Extension of interest only term Any other variation affecting the security we agree to 	\$350 ¹

Switch Fees	
<ul style="list-style-type: none"> Switching from a Fixed Rate Loan to a Variable or Fixed Rate Loan at the end of a Fixed Rate period 	Free
<ul style="list-style-type: none"> Switching at any other time 	\$350

Other fees	
Lenders Mortgage Insurance (LMI) Processing Fee <ul style="list-style-type: none"> Payable where Lenders Mortgage Insurance is required on a loan, in addition to any separate LMI premium payable on a loan Payable on application (upfront), by addition to, or deduction from loans 	\$100
Default Fee	\$40 per mth
Progress Payment Fee <ul style="list-style-type: none"> Payable on Construction loans per progress payment 	\$100
Early Repayment Fee (Fixed Rate Loans) <ul style="list-style-type: none"> Covers administrative costs for early repayment of loans. Early Repayment interest break cost may also apply. Additional payments of up to \$10,000 per year before incurring break costs and fees Additional payments may be made as one or multiple lump-sum payments Monthly payments may not be automatically increased to cater for the additional \$10,000 per year. 	\$150 + interest break cost

Discharge fees	
Discharge Fee <ul style="list-style-type: none"> Payable for requests to discharge all security properties 	\$100 ¹
Deferred Establishment Fee <ul style="list-style-type: none"> Applies to loans settle prior to 1 July 2011 if all the money owing is repaid and security is discharged within four years of settlement 	\$1,000

<p>Additional Deferred Establishment Fee Removed from all loans effective 1 October 2010.</p> <p>Payable when a facility of any of the following product types:</p> <ul style="list-style-type: none"> ○ Affinity Variable Rate Loan ○ Affinity Fixed Rate Loan ○ Affinity Line of Credit ○ Select Variable Rate Loan ○ Select Fixed Rate Loan ○ Select Line of Credit ○ Basic Variable Rate Loan ○ Low Doc Variable Rate Loan ○ Low Doc Fixed Rate Loan ○ Low Doc Line of Credit a. Introductory Professional Package Variable Rate Loan b. Introductory 1 Year Fixed Rate Loan <p>is fully discharged (i.e. facility is paid out and closed) within 2 years from the original Settlement Date.</p> <p>Payable when a facility of the following product type:</p> <ul style="list-style-type: none"> c. 2005 Special Introductory Variable Rate Loan <p>is fully discharged (i.e. facility is paid out and closed) within 3 years of the original Settlement Date.</p>	<p>1% of the original facility amount</p>
<p>Rework Fee</p> <ul style="list-style-type: none"> • Payable if a Loan Contract or Variation Contract has already been issued, and we re-issue the Loan Contract or Variable Contract, prior to settlement, due to changes requested by either customer or introducer. See above for AMP SuperEdge rework fees. 	<p>\$100</p>

Notes

2. Customers also pay the actual solicitor's costs, valuation costs if applicable and any applicable government fees, which vary from state to state.
3. This fee applies to all Introductory Rate Loans and any settled loans where the application was received on or after 26 June 2000.
4. Payable each time we refund your advance payments from your Basic Variable, Advantage Variable, or Low Doc \$10 Plan home loan.

7.3 ACCOUNT MANAGEMENT FEES

	Classic Club	Professional Pack	Affinity	Select	Low Doc	Basic	AMP SuperEdge
Annual membership fee	\$0	\$349	Tier 1 - Nil Tier 2 - \$330	AMP Shareholder Package \$349 , waived on other packages	\$299	\$0	\$0
Variable Rate Loan	\$10*	Included in annual fee	Included in annual fee	Included in annual fee	Included in annual fee	\$0~	\$10
Monthly account management fee	15 per mth	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited**	
• Included transactions ^{^ +}						nil	
Fixed Rate Loans							
Monthly account management fee	\$10	Included in annual fee	Included in annual fee	Included in annual fee	Included in annual fee		\$10
Lines of Credit			Included in annual fee	Included in annual fee	Included in annual fee	not available	
• Monthly account management fee	\$10	Included in annual fee					
• Included transactions ⁺	25 per mth	Unlimited	Unlimited	Unlimited	Unlimited		not applicable
⁺ Unused included transactions expire each month. [^] Not available during Interest Only periods or on Fixed Rate loans [*] Also applies to Construction Loans [~] For loans originated prior to 20/7/06, \$10 fee applies ^{**} Customer-initiated BankNet & BankPhone only							

7.4 TRANSACTION FEES

Fee-free AMP Bank transactions

• Periodical payments to accounts held with AMP Bank	• Transfers to AMP Bank accounts
• "Pay anyone" to a registered external bank account	• Account balance inquiries
• Transaction listings	

Depositing is free of bank fees when by a direct credit or mail your cheques to AMP Bank.

Transactions with Fees Applying - Included Transactions⁺

Transaction type	Fee once limit is reached
Australian rediATM withdrawals	\$1.25 ⁺⁺
Australian EFTPOS transactions	\$0.65
Personal cheque withdrawals	\$1.00
Periodical Payments to accounts held with other financial institutions	\$2.50
BPay®	\$0.50

⁺ Unused included transactions expire each month.

- [^] For Classic and Basic Variable Rate loans this is not an included transaction, fee always applies.
⁺⁺ From March 2009, other ATM provider fees may apply to transactions at non-rediATMs.

7.5 SPECIAL SERVICE FEES

Cheque fees	
Bank Cheque	\$10
Replacement bank cheque	\$35
Repurchase bank cheque	\$12
Special clearance deposit – request made to other bank	\$18
Dishonour Fee	\$45
Stop payment on a personal and bank cheque	\$7
Statements	
Duplicate statement fee for a reprint of a statement, additional statement or transaction history	\$12 per statement
Other special service fees	
BankAssist Fee (excludes AMP Essential Home Loan) Payable for transactions that could have been performed by BankNet and BankPhone	\$3
Redraw Fee	\$50
Dishonoured outward payment (Direct Debit)	\$40
Copy of deposit slip, voucher or deposited cheque	\$20
Certificate if account balance or interest rate	\$20
Bill for collection (other bank closing AMP Bank account on customer's behalf)	\$20
Transaction verification	Nil
Transaction trace request	\$45
Transaction Honour Fee	\$18 per item
Deposits services	
Deposit book	Free
Dishonoured cheque deposit	\$15
Dishonoured inward payment	\$12
Mail credit without deposit slip (not initial deposit)	\$3.50
Foreign currency draft/cheque	up to \$50 (plus overseas bank fee)
Access Card	
International EFTPOS transaction	\$1.50
International ATM withdrawal	\$5.50
Currency conversion if transaction in currency other than Australian	2.5% of transaction amount (0.2% MasterCard included in principal amount & separate transaction fee of 2.3%)
Access Card replacement	
First Replacement	Free
Each subsequent replacement	\$12
Request for emergency replacement	additional \$15
International services	
Telegraphic transfer, purchase overseas or local currency	\$35
Telegraphic transfer inward	\$20
Foreign currency draft	\$25
Foreign currency draft repurchase	\$20
Foreign currency stop payment	\$35

7.6 ACCOUNT & TRANSACTION FEES - PRODUCTS NOT AVAILABLE FOR SALE

	Intro Special/Special Variable	Executive Club	Low Doc (pre-Aug 05))
Annual membership fee	\$0	\$330	\$0
Variable Rate Loan			
Monthly account management fee	\$10*	waived	\$10
• Included transactions ⁺	15 per mth#	15 per month	15 per month
Fixed Rate Loans			
Monthly account management fee	N/A	\$10	not available
Lines of Credit			
• Monthly account management fee	N/A	waived	not available
• Included transactions ⁺		25 per month	

⁺ Unused included transactions expire each month.

[^] Not available during Interest Only periods or on Fixed Rate loans

Flexible Loan Accounts - \$0, \$5 & \$10 Plans			
Transaction Charges	\$0 Plan	\$5 Plan	\$10 Plan
Monthly Account Maintenance Fee	\$0	\$5	\$10
Value of free transactions each month	\$0	\$5	\$10
Cheque	\$1.00	\$0.70	\$0.60
rediATM	\$0.90	\$0.65	\$0.50
ATM (Other Networks)	nil	nil	nil
EFTPOS	\$0.65	\$0.55	\$0.45
Electronic Transactions (e.g., Direct Debit)	Free	Free	Free
BankNet	Free	Free	Free
Cheque Deposits*	Free	Free	Free
BankPhone (automated)	Free	Free	Free
Deposits at Australia Post	\$1.70	\$1.70	\$1.70

Special service charges not included in monthly account fees.

Fees and charges are subject to change without notice.

8 ACCESS CHANNELS

8.1 BANKPHONE, BANKNET AND BANKASSIST

What customers need to access each channel

- Most importantly the customer must be identified by TelePIN
- For accounts opened before 12 December 2007 the customer must be FTRA Compliant – have supplied relevant identification before 12 December 2007.
- For accounts opened from 12 December 2007, and existing customers not identified prior to this date, the AML/CTF identification process applies.
- The authority to operate must be “Any to Sign”

TelePIN

- TelePIN is AMP Bank’s way of identifying our customers. A TelePIN is chosen by a customer when Bank Phone is requested and can be between 6 and 15 digits. Each individual will have their own TelePIN.
- Trusts and Companies with an “Any to Sign” status will require a TelePIN to be ordered for each trustee/company signatory that wants one.
- The process to acquire a TelePIN takes approximately 5 minutes to set up.

BankAssist

- Through AMP Bank Customer Services, customers can
 - Make Account enquiries (such as account balances, details of transactions)
 - Change their personal details,
 - Open another account,
 - Request a transaction
 - Register an external bank account (transactions will be limited to \$5,000 per day)
 - Order deposit or cheque books
 - Change or reset their TelePIN
- Two digits of the first four of the customer’s TelePIN number will be requested as an identifier if the customer has one.
- BankAssist Fee (currently \$3) will apply if the customer can perform the transaction with BankNet or BankPhone.

BankPhone (IVR)

- Customers need their customer number and TelePIN to access BankPhone
- BankPhone allows customers to
 - Access account balances and transaction history
 - BPay
 - Transfer funds to a linked account
 - Re-order cheque or deposit book
 - Change their TelePIN

BankNet

- To set up BankNet, customers must first register for BankPhone & set up a TelePIN. Their TelePIN will then become their temporary password for BankNet which must be changed within 48 hrs. The new password must be contain a minimum of 6 to 15 characters in length.
- BankNet allows customers to
 - View account balances and transaction history
 - Obtain tax and interest summaries
 - Transfer funds, including Pay Anyone and BPay
 - Schedule regular automatic payments
 - Register external bank accounts (transactions will be limited to \$5,000 per day)
 - Stop a cheque, order a cheque or deposit book, order a bank cheque
 - Change personal details including address and contact numbers
 - Update Tax File Number
 - Send AMP Bank a secure message.

8.2 BANKFAX (FAX BANKING)

Description

- AMP Bank Customer Services provides a wide range of services for customers by fax, giving convenience and great service without queuing in a traditional bank branch.
- Certain types of instructions can only be accepted if a customer has registered for BankFax. These include
 - Transaction requests
 - Instructions to stop a cheque
 - Requests to close an account
- Customers can register for BankFax in one of two ways:
 - By ticking the relevant box on the application form

- By completing and returning via mail a *BankFax Application Form* (original form must be received)
- We may accept other types of instructions via fax without BankFax

8.3 ACCESS CARD

Description

- The AMP Bank Access Card is a debit card that can be used in any ATM machine displaying the Maestro logo, all EFTPOS terminals throughout Australia, and overseas in any EFTPOS terminal displaying the Cirrus logo.

rediATM

- AMP Bank joined in partnership with rediATM in November 2008.
- Free transactions on AMP Bank accounts are available at ATMs within the rediATM network. For rediATM partners such as BoQ & NAB, free transactions apply only at rediATM branded ATMs (not all BoQ ATMs are rediATM).
- Other ATM providers' fees may apply to transactions at non-rediATMs

Daily Limits

- The AMP Bank Access Card has a daily limit of \$1,000 for combined ATM/EFTPOS cash withdrawals for each card, and up to your available balance or \$1,000 (whichever is the lower amount) for EFTPOS purchases.
- Note – while the policy and Terms and Conditions disclose an EFTPOS limit of \$1,000, the actual limit is \$10,000. This allows us to “authorise” a request for a higher limit for a customer, up to a maximum of \$10,000, as we have no ability to alter the actual limit.

Lost and Stolen Card Inquiries

- For all inquiries regarding lost or stolen Access Cards, customers must contact AMP Bank Customer Services as soon as possible after discovering the loss or theft. The card will be cancelled so it is unable to be used, and the customer will be sent a replacement card along with a new PIN number.
- After hours enquiries will be automatically directed through to rediATM who will manage all inquiries on our behalf.

8.4 CHEQUES

Description

- Chequebooks are available on Lines of Credit
- One chequebook can be issued per account holder, per account. Chequebooks can also be issued to third parties who have full access.

Issuing a chequebook

- The drawer name on a chequebook must be all account holders
- Sole Trader accounts (eg Joe Smith Trading as Smith Construction) can be issued in the business name only (eg Smith Carpentry).
- Chequebooks are automatically reordered when the “trigger” cheque is presented for payment
- Customers can also request a new a chequebook via BankNet.

Cheque Validity

- Cheques must be completed clearly with the name of the payee, the amount in words and figures, and the date the cheque is written. The cheque must be signed in accordance with the account signing authority
- Cheques that are post-dated (dated in the future) are not acceptable and must be returned to the customer.
- Cheques are valid for presentation for 15 months

8.5 OTHER SPECIAL SERVICES

The following services are available on AMP Bank accounts. Please note - not all services are available on all products.

Direct Debit

- A Direct Debit is a payment facility initiated by the party receiving the external funds. The customer gives the party receiving the funds authority to withdraw funds from the customer's external account, and the amount can differ at each payment (the customer is notified of the amount and due date of the payment ahead of time). All loan accounts should be paid by Direct Debit, so that if the amount of the loan repayment changes, the customer does not have the responsibility and cost of changing the authority.
- Direct Debits are the fastest and most secure method of funds transfer, and are free of charge for the payer as the person receiving the funds incurs any costs.
- Funds received via direct debit may be subject to a clearance period
- NOTE: Direct debit is not available on all accounts with other financial institutions. (i.e. Credit cards and deposit accounts or other accounts that have not been identified).

- Definitions:
 - *Inbound/Inward Direct Debit* - This is a debit to an AMP Bank internal account and a credit to an external financial institution account, initiated by the external financial institution.
 - *Outbound/outward Direct Debit* - This is a debit to an external financial institution and a credit to an AMP Bank internal account, initiated by AMP Bank.

Direct Credit

- A Direct Credit is a payment facility in which the party paying the funds initiates the payment, and the amount of the Direct Credit can change at each payment. For example, wages are usually paid by Direct Credit directly to the customer's bank account, as the amount of the wages will change each pay period.
- Definitions:
 - *Inbound/Inward Direct Credit* - This is a credit to an AMP Bank internal account and a debit to an external financial institution account, initiated by the external financial institution.
 - *Outbound/Outward Direct Credit* - This is a credit to an external financial institution account and a debit to an AMP Bank internal account, initiated by AMP Bank.

Internal Transfer

A Direct Credit or Direct Debit between AMP Bank accounts is also known as an internal transfer. Funds transferred via internal transfer are available immediately, regardless of the time of processing.

Bank Cheque

- Like a personal cheque, a Bank Cheque is an instruction to the customer's bank to pay the bearer of the cheque. Bank Cheques are viewed as 'safer' than personal cheques as they are only drawn on cleared funds. Bank Cheques are used for large transactions such as property settlements.
- A customer can request a Bank Cheque via BankAssist, BankNet Secure Message or BankFax.

BPAY

- BPAY allows customers to pay their bills directly from their accounts through BankPhone or BankNet.
- BPAY is not available on the following loans
 - Basic Variable
 - AMP Essential Home Loan
 - Fixed Rate Loans

Currency conversion

- Currency conversion is the term we use when you use your Access Card overseas to obtain cash or make a purchase in a foreign currency. A currency conversion fee plus international ATM and EFTPOS fees may apply for this service.

Foreign Currency draft

- A foreign currency draft is a bank cheque payable in a foreign currency. They may be drawn on a domestic or international bank. AMP Bank provides foreign currency drafts through Westpac.
- AMP Bank also accepts foreign currency drafts drawn on other domestic and international banks as a deposit. Please note that the clearance days vary from 5 to 60 days, depending on the institution the draft is drawn on. Fees apply for this service.

Special Clearance

- A special clearance is a request to obtain a fast answer or clearance on a cheque. A request for a special answer must be made at the time of the initial deposit. Generally a special clearance will take between 24 to 36 hours to obtain an answer from the bank the cheque was drawn on. Fees apply for this service.

Telegraphic transfer

- A telegraphic transfer, also referred to as a SWIFT payment or a wire, is a secure way to send money to an international bank account in Australia
- Generally a payment made via telegraphic transfer will take between 24 to 72 hours to reach the recipients account. Fees apply for this service.
- A local telegraphic transfer to an Australian bank account is also available.