



Phone **1300 300 989**
Email **customercare@advantagedge.com.au**
Website **advantagedge.com.au**

Advantage Financial Services Pty Ltd ACN 130 012 930 Australian Credit Licence 391202. Credit is provided by AFSH Nominees Pty Ltd ACN 143 937 437 Australian Credit Licence 391192 as agent and credit representative of National Australia Bank Limited ACN 004 044 937 AFSL & Australian Credit Licence 230686 or Perpetual Trustees Victoria Limited ABN 47 004 027 258. Your credit contract will specify your Lender.

Simple Loan Variations

Send the signed form to Customer Care on **customercare@advantagedge.com.au**

Digital signatures will not be accepted. Please ensure the signature is conducted via pen to paper.

LOAN & BORROWER DETAILS

Important information

- The below Loan ID will be used for any change request in this application, this is the up to 6-digit Loan ID located at the bottom of your loan statement.
- Each borrower must have their own unique email address and mobile number.
- You can add up to 4 borrowers.
- If you have a guarantor, company or trust name please speak to your broker.
- In addition to reading your loan contract, we strongly recommend that you obtain independent legal and financial advice about the benefits and risks of a fixed rate loan.

LOAN VARIATION TYPE

Please select what loan variation you would like to make and fill out corresponding section. If your variation is not covered by one of these requests please speak to your broker.

- ☐ **Section 1** – Fix/Refix home loan for the entire home loan amount
- ☐ **Section 2** – Cancel fixed rate period – switch to variable rate
- ☐ **Section 3** – Reduce loan limit
- ☐ **Section 4** – Change interest only repayments to principal and interest repayments
- ☐ **Section 5** – Loan split request
- ☐ **Section 6** – Loan merge request
- ☐ **Section 7** – Change loan limit between splits
- ☐ **Section 8** – Close a loan split
- ☐ **Section 9** – Loan purpose change request

LOAN DETAILS

Loan ID:

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Date:

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Borrower Details:

Borrower 1	Borrower 2
First Name: <input type="text"/>	First Name: <input type="text"/>
Middle Name: <input type="text"/>	Middle Name: <input type="text"/>
Last Name: <input type="text"/>	Last Name: <input type="text"/>
Mobile Number: <input type="text"/>	Mobile Number: <input type="text"/>
*Email: <input type="text"/>	*Email: <input type="text"/>
<small>*Customer email address is a mandatory field.</small>	<small>*Customer email address is a mandatory field.</small>

Borrower 3 First Name: <input type="text"/> Middle Name: <input type="text"/> Last Name: <input type="text"/> Mobile Number: <input type="text"/> *Email: <input type="text"/> <i>*Customer email address is a mandatory field.</i>	Borrower 4 First Name: <input type="text"/> Middle Name: <input type="text"/> Last Name: <input type="text"/> Mobile Number: <input type="text"/> *Email: <input type="text"/> <i>*Customer email address is a mandatory field.</i>
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SECTION 1: FIX/REFIX HOME LOAN FOR THE ENTIRE HOME LOAN AMOUNT

The entire loan amount can be fixed for a 1, 2, 3, 4 or 5 year term

Fix my rate for:

☐ 1 Year ☐ 2 Years ☐ 3 Years ☐ 4 Years ☐ 5 Years

Current repayment type:

☐ Principal and Interest (P&I) ☐ *Interest Only (IO)

*Interest only can only be selected if you have already been approved for an interest only period that encompasses the fixed rate period.

Interest rate for current fixed rate offer is % p.a.

Please contact your lender if you do not know the current fixed rate on offer.

Important information about fixed rate loans

In addition to reading your loan contract, we strongly recommend that you obtain independent legal and financial advice about the benefits and risks of a fixed rate loan. Applicable for new and existing loans:

- At the end of the fixed rate term, your interest rate becomes a variable interest rate (applicable to your home loan at the time).
- If your home loan has interest only repayments, your fixed rate term cannot exceed the interest only period available. To fix the rate for longer than the interest only period, please contact us.
- You may incur substantial break costs if: – You fully repay or make additional repayments greater than \$20,000 to your loan during your fixed rate term; or – You change your home loan from a fixed to a variable interest rate or to another fixed rate product during the fixed rate term; or – Your home loan is in default and we are required to end the fixed rate contract early; or – You instruct us to discharge your home loan before the end of the fixed rate term; or – You choose to refinance your home loan before the end of the fixed rate term.
- On your fixed rate loan redraw is not available during the fixed rate term.
- If Direct Salary Credit is an option on your loan, when your fixed rate term expires, it will apply, which means we will apply each additional payment you make on a facility account to the minimum monthly payment due on the account in the next month.
If you wish to change this, please contact us.

Only applicable for existing loans:

If you are converting an existing loan to a fixed rate loan:

- Redraw will not be available, so you will need to transfer the funds before you fix the loan. If you would like to maintain redraw, you can choose to fix only part of your loan and retain the remaining portion with a variable interest rate.
- The fixed rate that will apply for the term will be the rate on the day we receive your request. The fixed rate term for your home loan will apply when we accept your request. Your repayment amount may increase after the change is made.
- For us to consider your fixed rate request, you must ensure your minimum monthly repayments are up to date and you must continue to pay your minimum monthly repayment from your nominated account each month. Please refer to the Early Repayment of fixed rate loans brochure or your Loan Contract Terms and Conditions booklet for more information.

Please note: For loans settled or approved on or prior to Friday, 27 September 2013, no additional repayment/s can be made. Additional repayments are only available to fixed rate loans where the lender of record is National Australia Bank Limited. Additional payment may be made by other methods such as BPAY®, Direct Salary Credit and Other Income Credit.

Fixed rate request acknowledgement

IMPORTANT:

- Where I/We are applying for a new fixed rate loan.
- I/We acknowledge that I/we have read the Important Information section above and agree and confirm that:
- The lender must make its decision to approve the loan and may decline to offer a fixed rate, or decline the loan application;
- If a fixed rate applies to my/our loan and I/we repay all or any part of the fixed rate loan before the end of the fixed rate term, I/we may pay break costs;
- If the No Rate Lock option is selected and settlement is cancelled due to my/our dissatisfaction of the rate offered on the day of settlement, penalties may apply.

Where I/we are converting an existing loan to a fixed rate loan.

I/We acknowledge that I/we have read the Important Information section above and agree and confirm that:

- The lender must make its decision to approve this request and may decline to offer a fixed rate;
- I/we will not have access to any available credit for redraw once the loan is converted to a fixed rate loan.

SECTION 2: CANCEL FIXED RATE PERIOD – SWITCH TO VARIABLE RATE

This form is only to be completed if you wish to cancel your current fixed rate loan and is to be converted to a variable rate loan.

Note: if more than one fixed rate loan is to be converted, a new Borrower Loan Variations form must be completed for each loan.

Acknowledgment I/We acknowledge that:

1. I/We am cancelling the fixed rate term on my/our fixed rate loan.
2. The fixed rate break costs will be payable by me/us when the Lender incurs that loss.
3. The Lender will charge the fixed rate break cost to my/our loan account once it has received payment.
4. I/We accept the indicative break cost as quoted on is

Please contact your lender if you do not know the indicative break cost.

*This amount is indicative only and is subject to change.

Method of Payment

The Lender will not process this request unless it has received payment for the full break cost amount. This payment must be made using one of the following methods prior to the break cost expiry date detailed on your break cost quote. I/we will be making the payment via:

☐ BPAY® ☐ Direct Credit

Please use the BPAY® and/or Account/Reference Number associated with your loan account.

SECTION 3: REDUCE LOAN LIMIT

Current Loan Limit: *New Reduced Loan Limit:

*Loan limit can be reduced to a minimum \$20,000

Important

- If you reduce your loan amount, available redraw funds may be reduced.
- The actual repayment amount will be determined on the change date.
- You cannot reduce the loan limit to be less than the current balance.
- Ensure any necessary payments have been made into the loan or the funds have been transferred between splits.

SECTION 4: CHANGE INTEREST ONLY REPAYMENTS TO PRINCIPAL AND INTEREST REPAYMENTS

☐ Change interest only repayments to principal and interest

Important

If your interest rate will become a variable interest rate (applicable to your home loan product), home loan repayments will change and may increase. The actual repayment amount will be determined on the change date.

SECTION 5: LOAN SPLIT REQUEST

Important

You can only split a variable rate home loan.

Loan Split 1

Please select your current repayment type:

☐ Principal and Interest ☐ Interest Only

Amount to keep in current loan

\$

Select loan type: ☐ Fixed ☐ Variable

If you selected fixed, please select your fixed term:

☐ 1 Year ☐ 2 Years ☐ 3 Years ☐ 4 Years ☐ 5 Years

Repayment type (Note: if your current loan repayments are principal and interest and you want to change to interest only you will need to go through a credit assessment and complete the loan variations form):

☐ Principal and Interest ☐ Interest Only

Current loan purpose: ☐ Owner Occupied ☐ Investment Only

Will the loan purpose be changing?: ☐ Yes ☐ No

*If you are changing your loan purpose you must complete the change loan purpose section as well.

Loan Split 2

Please select your current repayment type:

☐ Principal and Interest ☐ Interest Only

Amount to keep in current loan

\$

Select loan type: ☐ Fixed ☐ Variable

If you selected fixed, please select your fixed term:

☐ 1 Year ☐ 2 Years ☐ 3 Years ☐ 4 Years ☐ 5 Years

Repayment type (Note: if your current loan repayments are principal and interest and you want to change to interest only you will need to go through a credit assessment and complete the loan variations form):

☐ Principal and Interest ☐ Interest Only

Current loan purpose: ☐ Owner Occupied ☐ Investment Only

Will the loan purpose be changing?: ☐ Yes ☐ No

*If you are changing your loan purpose you must complete the change loan purpose section as well.

Loan Split 3

Please select your current repayment type:

☐ Principal and Interest ☐ Interest Only

Amount to keep in current loan

\$

Select loan type: ☐ Fixed ☐ Variable

If you selected fixed, please select your fixed term:

☐ 1 Year ☐ 2 Years ☐ 3 Years ☐ 4 Years ☐ 5 Years

Repayment type (Note: if your current loan repayments are principal and interest and you want to change to interest only you will need to go through a credit assessment and complete the loan variations form):

☐ Principal and Interest ☐ Interest Only

Current loan purpose: ☐ Owner Occupied ☐ Investment Only

Will the loan purpose be changing?: ☐ Yes ☐ No

*If you are changing your loan purpose you must complete the change loan purpose section as well.

Loan Split 4

Please select your current repayment type:

☐ Principal and Interest ☐ Interest Only

Amount to keep in current loan

\$

Select loan type: ☐ Fixed ☐ Variable

If you selected fixed, please select your fixed term:

☐ 1 Year ☐ 2 Years ☐ 3 Years ☐ 4 Years ☐ 5 Years

Repayment type (Note: if your current loan repayments are principal and interest and you want to change to interest only you will need to go through a credit assessment and complete the loan variations form):

☐ Principal and Interest ☐ Interest Only

Current loan purpose: ☐ Owner Occupied ☐ Investment Only

Will the loan purpose be changing?: ☐ Yes ☐ No

*If you are changing your loan purpose you must complete the change loan purpose section as well.

SECTION 6 - LOAN MERGE REQUEST

Important information

1. You may incur substantial break costs if you break your fixed rate before the end of the fixed rate term. This includes situations where you pay the loan out early or choose to switch from a fixed rate to variable rate product at the end of the term.
2. As a result of this merge request, if an interest only limit increases please complete the speak with your broker as credit assessment is required.
3. You can merge a maximum of 5 loans in one request.
4. You cannot merge a Fixed Rate Loan unless you break the fixed loan first.
5. All loans must have the same loan purpose and repayment type before merging.
6. Please ensure the loans you are requesting to close do not form part of a direct debit arrangement for another loan.

DETAILS OF LOAN TO REMAIN OPEN

Loan ID:

If you would like to change which loan to keep open, you will need to change the Loan ID on the current loan details page

What is the current repayment type? ☐ Principal and Interest ☐ Interest Only What is the current loan purpose? ☐ Owner Occupied ☐ Investment

LOANS TO CLOSE AND MERGE WITH OPEN LOAN

You must enter at least 1 Loan ID that is to be closed

Loan ID: Loan ID: Loan ID: Loan ID:

Please also confirm you would like to close the other loans

☐ I confirm the above Loan IDs will close and merge into the Loan ID

DETAILS OF THE LOAN AFTER THE MERGE

Select repayment type (can only select interest only if current loan is interest only);

☐ Principal and Interest ☐ Interest only

Is the loan purpose changing after merge? ☐ Yes ☐ No

Select Loan Type: ☐ Fixed ☐ Variable

New loan purpose will be: ☐ Owner Occupied ☐ Investment

SECTION 7 - CHANGE LOAN LIMITS BETWEEN SPLITS

Important information

- Please note if the loan purpose is different between the splits involved in this transfer request, I/we acknowledge the new allocation of funds are actual and correct based on the new split structure. If the loan purpose of an entire split is changing, complete the section 8 loan purpose change request on this form.
- Please note to increase the limit of an Interest Only loan you will have to complete the manual variations form as it requires credit check.
- You can adjust the limits of up to 4 loans in one request. If changes to more than 4 limits are required, please submit an additional request.

Split 1 Detail Loan ID: <input style="width: 100%;" type="text"/> Current Loan Limit: \$ <input style="width: 90%;" type="text"/> New Limit After Transfer: \$ <input style="width: 90%;" type="text"/>	Split 2 Detail Loan ID: <input style="width: 100%;" type="text"/> Current Loan Limit: \$ <input style="width: 90%;" type="text"/> New Limit After Transfer: \$ <input style="width: 90%;" type="text"/>
Split 3 Detail Loan ID: <input style="width: 100%;" type="text"/> Current Loan Limit: \$ <input style="width: 90%;" type="text"/> New Limit After Transfer: \$ <input style="width: 90%;" type="text"/>	Split 4 Detail Loan ID: <input style="width: 100%;" type="text"/> Current Loan Limit: \$ <input style="width: 90%;" type="text"/> New Limit After Transfer: \$ <input style="width: 90%;" type="text"/>

SECTION 8 – CLOSE A LOAN SPLIT

Use this section if you want to close a split account

Important:

- When closing a loan split, the current redraw balance for that loan split will be no longer be available.
- If you are looking to discharge your mortgage, please contact discharges@advantagedge.com.au
- The loan balance must be \$0 before closing. Please ensure all necessary payments and residual interest are paid before the loan split can be closed.
- If the loan split being closed has a fixed rate, please read and complete **Section 2 - Cancel my fixed rate period – switch to variable rate** prior to closing the split loan.
- If you are unsure about any information here or in Section 2 (including information about break costs), please contact customer@advantagedge.com.au

Loan ID to be closed:

If there is a remaining credit balance (after any remaining interest is charged), it will be moved to the remaining loan split. Or alternatively, please nominate a loan ID to transfer the remaining credits to:

Note: Nominated loan ID for credit balance transfer must be linked to the existing Loan Facility.

SECTION 9 – LOAN PURPOSE CHANGE REQUEST

Change of Loan Purpose, please note that the current interest rate will change.

Current Loan Purpose: ☐ Owner Occupied ☐ Investment

New Loan Purpose: ☐ Owner Occupied ☐ Investment

REQUIRED DOCUMENT FOR LOAN PURPOSE CHANGE

If you are changing loan purpose from Investment to Owner Occupied, please provide **one** of the following documents:

1. Water Rates/Council Rates
2. Telephone/Gas/Electricity Bill
3. Australian Drivers Licence (both sides of the licence)
4. Insurance Certificate showing usage of property

Note: Please provide a current copy of the document dated within the last three months.

The name on the document must match at least one borrower. The address on the document must match the property address securing your home loan.

IF YOU ARE MAKING A LOAN SPLIT REQUEST, LOAN MERGE REQUEST OR A LOAN CHANGE REQUEST PLEASE FILL OUT BELOW

Important information

It is possible that your proposed loan may be regulated by the National Credit Code ("NCC"). The NCC may apply where:

- a. Credit is provided under a contract;
- b. The applicant (debtor/mortgagor) is a natural person or strata corporation ordinarily resident in Australia and/or its territories; and
- c. the purpose for which credit is provided is wholly or predominantly:
 - i. of a personal, domestic, or household use; or
 - ii. to purchase, renovate or improve residential property for investment purposes; or
 - iii. to refinance personal, domestic or house hold credit or to purchase, renovate or improve residential property for investment purposes.

If you are making a loan split request, loan merge request or a loan purpose change request please fill out below:

PART A

In order to determine whether the provision of the NCC will apply to this loan, the Lender requires you to provide the following information:	
Are any of the applicant(s) natural persons as described in section b of the important information?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the applicant(s) a corporation? If yes, do not complete Part B and Part C	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of the applicant(s) a strata corporation (being a corporation incorporated under strata title legislation, or whose issued shares confer a right to occupy land for residential purposes)?	<input type="checkbox"/> Yes <input type="checkbox"/> No

PART B

I/We confirm my home loan is for the loan purpose stated below and authorise the Lender to change my/our loan purpose accordingly I/We acknowledge that my/our Borrower rate may change to align with the new loan purpose/s stated below	
Property is the Principal Place of Residence?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Property is for Residential Investment?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Property is a Holiday House or Second Home?	<input type="checkbox"/> Yes <input type="checkbox"/> No

PART C

Are any of the applicant(s) likely to receive an income tax deduction in respect of at least 50% of the total interest payable on the amount proposed to be borrowed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If you believe that the proposed loan is NOT provided wholly or predominantly for personal, domestic or household use, or to purchase, renovate, refinance, or improve residential property for investment purposes, then you must also complete the Business Declaration of Purpose.

Important Notice

If you declare that the loan has a business or investment purpose, but the Lender's subsequent enquiries reveal that the loan is regulated under the NCC, then the Lender may be obliged to re-assess the loan and to arrange to have the loan re-documented. Any costs incurred by this process are to be borne by the applicant(s).

IMPORTANT INFORMATION

The Lender will make an assessment based on the requirements and objectives, income and expenses which you have provided to us. You should check carefully that the information provided is accurate and up-to-date and doesn't leave out any material details which may impact your ability to meet the payment requirements in the credit contract for which you have applied. This includes any foreseeable changes to your circumstances that may otherwise impact your ability to meet your contractual obligations. The Lender will continue to use and disclose your personal information in accordance with the agreed privacy notice and consent contained in your home loan terms and conditions and our privacy policy (available on our website or by request). In addition to reading your loan contract, we strongly recommend that you obtain independent legal and financial advice about the benefits and risks of a fixed rate loan.

Borrowers Signature – all applicants must sign below:

Borrower 1

Name	<input type="text"/>	Signature	<input type="text" value="X"/>	Date	<input type="text" value="/ /"/>
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Borrower 2

Name	<input type="text"/>	Signature	<input type="text" value="X"/>	Date	<input type="text" value="/ /"/>
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Borrower 3

Name	<input type="text"/>	Signature	<input type="text" value="X"/>	Date	<input type="text" value="/ /"/>
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Borrower 4

Name	<input type="text"/>	Signature	<input type="text" value="X"/>	Date	<input type="text" value="/ /"/>
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