Refinance Guide

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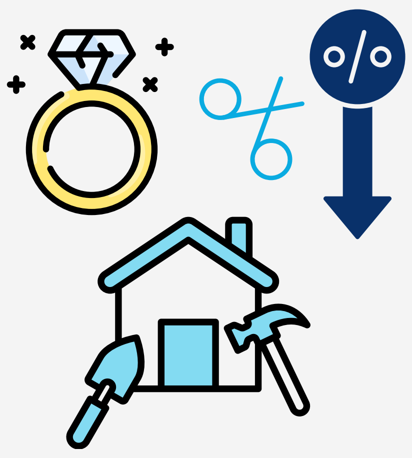
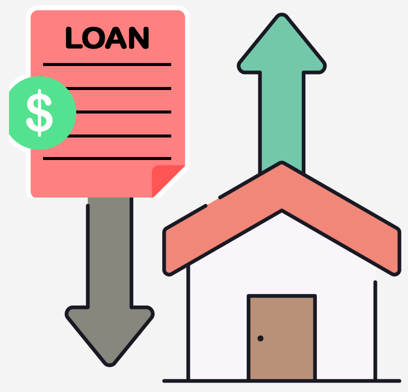


Goal

Common reasons to refinance include securing better terms, feature upgrades, lowering your interest rate, or accessing your home equity. You can use this equity for home renovations, buying an investment property, consolidating debt, or covering other major expenses.

For example: Selected lenders offer **multiple offset** accounts, helping you organise your budget, reduce your loan interest payable, and gain more control over your money.



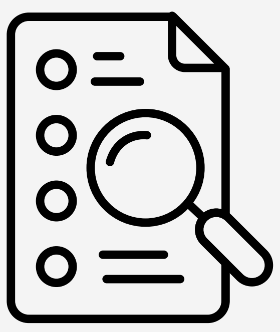
Home equity

Equity = Current Property Value – Remaining Mortgage balance

Your equity — the part of your home you truly own — grows as you pay down your loan or as your property value rises. Lenders typically allow you to access up to 80% of your home's value minus what you owe, called usable equity, through refinancing or topping up your loan.

Research & Recommendation

We compare your current loan with the best options on the market, researching lenders, rates, and loan features to find a refinance option that truly fits your needs.



Financial Situation Assessment

When refinancing, lenders will review your current financial situation. They'll look at your income, spending and savings habits, as well as your existing debts — including credit card balances and limits — to assess your borrowing capacity.

Formal Valuation

Your home will be valued again as part of the refinancing process. A valuation fee may apply.

- **Automated Valuation Model (AVM) :** An estimate provided by lenders based on recent market trends rather than a physical inspection.
- **Desktop:** Conducted remotely by a certified valuer without visiting the site, using data analysis, market trends, comparable sales, and professional judgment.
- **Kerbside**: Certified valuer inspects the property from the street (kerbside) without entering it, combining visual observation with market data and comparable sales.
- **Full Report:** Conducted by a certified valuer for lenders, based on a physical inspection, it gives a detailed assessment of the property's condition, location, market trends, comparable sales, and a professional opinion of its market value.

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ALTERNATIVES TO STANDARD REFINANCE OPTIONS:

Refinance Exception Assessment (Streamlined Refinance)

This policy lets lenders approve borrowers who don't meet the standard strict serviceability tests. Instead of the usual 3% APRA buffer, a lower 1% buffer on the assessment rate can be used if the borrower has a strong repayment history, a loan-to-value ratio (LVR) of 80% or less, and has held their loan for over 12 months with no missed payments. This makes it easier for borrowers to meet serviceability requirements and switch lenders. However, lenders usually cap the total loan at the current balance plus the greater of $10,000 or 1% of the loan to cover fees and small cash-out needs.

FASTRefi

Let's you switch your existing home loan to a new lender much quicker. Once your loan documents are signed, your new lender pays out your existing loan without needing to arrange a standard settlement with your previous lender beforehand.

Thus, helping you avoid potential delays that could otherwise impact settlement timelines. This option is available for eligible home loans with selected lenders.

Internal Refinance

An internal refinance lets you stay with your current lender for a quick, simple switch — changing rates, adjusting loan terms, or accessing equity — without the hassle of moving to a new lender.

Sign Documents & Settlement

Once you've signed the documents, your new lender will generally arrange the payout of your existing loan and transfer your mortgage and any related accounts included in the refinance. We'll manage the entire process on your behalf and keep you informed every step of the way.

Once settlement is completed, you'll receive a welcome pack from your new lender. Congratulations — you've successfully refinanced your home!

Bonus Benefit - Refinance Cashback

Selected lenders offer a one-time cash incentive to borrowers who switch their home loan, helping cover costs. Always compare rates and fees to make sure the refinance saves you money in the long run before proceeding.