



**EXCEL FUNDING
GROUP**

LENDING SPECIALISTS

More borrowing power ✓

Greater repayment flexibility ✓

For 40-Year Extended Home Loan ✓

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40-Year Extended Home Loan Overview

Acceptable Security Types	Residential
Maximum LVR	- Up to 95%, inclusive of Lenders Protection Fee (non-construction) - Company and Trust borrowers: Maximum LVR capped at 80%
Acceptable Location	Metro, Non-Metro, Regional (conditions apply)
Loan Purpose	Purchase & Refinance
Minimum Loan Amount	\$150,000 - \$3,500,000
Maximum Loan Amount	Up to 40 years

Advantages of the product:

More borrowing power: Your borrowing capacity can be assessed over a longer period of up to 35 years, compared with the standard 30 years. This may help your current income support a higher level of borrowing.

Longer loan term: Choose a home loan term of up to 40 years, giving you more time to repay your loan. Spreading repayments over a longer period may reduce your regular monthly repayments compared with a standard 30-year loan.

Greater repayment flexibility: A longer loan term can help reduce regular repayments, while eligible borrowers may also benefit from pre-approved interest-only repayment options, providing additional flexibility to manage cash flow.

Repayments & Key Features

Additional Repayments	Variable – unlimited
Redraw Facility	Yes
Offset Account	Yes
Visa Debit Card	Available
Age Requirement	Full 40-year term available up to age 45, reducing incrementally to age 50 for Owner Occupied home (no investor restrictions).
Loan Structure	- Up to 40-year loan term - Principal & Interest repayments - Interest only repayments up to: 10 years total for Investment; 5 years total for owner occupied
Employment types	PAYG and Self-employed
Loan Splits	Up to 4 splits
Debit Consolidation:	Available for up to 20% of the security value for LVR < 90%
Equity Release	Available for up to 20% of the security value for LVR < 90%
Borrower type	PAYG, Self-Employed, Companies & Trusts

Serviceability

Serviceability is assessed over a maximum period of 35 years (not 30).

A minimum 5-year interest only (IO) period is applied when assessing serviceability, for both owner occupier and investor clients, even when no IO period is chosen. This results in a serviceability assessment over 35 years (or the remaining P&I term).

Important: 40-year home loan trade-offs

Higher total interest costs: Repaying your loan over a longer term may reduce your regular repayments, but you are likely to pay more interest over the life of the loan.

Slower equity growth: Making lower repayments or extending the loan term may mean you build equity in your property more slowly, particularly during the early years of the loan.

Higher repayments after an interest-only period: During an interest-only period, your repayments generally cover interest only and do not reduce the principal balance. When the interest-only period ends, your repayments are likely to increase as you begin repaying both principal and interest over the remaining loan term.

Risks of an extended interest-only period: Interest-only repayments may reduce your repayments for a period, but they do not reduce the principal amount owing. If property values decline while your loan balance remains unchanged, you may have less equity in the property or, in some circumstances, owe more than the property is worth. You should carefully consider the benefits and risks of an extended interest-only period and seek independent financial advice if appropriate.

Fees and Charges

Application fee	\$500
Annual Facility Fee	\$379
Loan account Variation fee	\$150 if applicable
Loan Facility Variation fee	\$450 if applicable
Settlement Fee	\$500
Solicitor documentation Fee	\$595 + Disbursements
Valuation fee	At Cost
Third Party Costs	At Cost
Discharge Administration fee	\$595 (waived if loan goes full term)

DISCLAIMER: Terms, conditions and eligibility criteria apply to all our loan products and features. Fees, charges and disbursements are payable. Final approval is subject to credit assessment.