

# ASG Home Loans



Australian  
Scholarships  
Group

# ASG Home Loans

ASG offers a range of competitive lending options, catering for both homeowners and investors. Whether you are looking for a flexible line-of-credit facility or a fixed rate mortgage, we have something to suit your needs.

## Mortgage Saver & Investment Mortgage Saver

If you're looking for a simple home loan, that gives you a competitive variable interest rate, has low fees, and offers a line-of-credit facility, then ASG's Mortgage Saver or Investment Mortgage Saver could be for you.

The Mortgage Saver loans give approved applicants access to funds, or a line-of-credit that is up to 75% of the value of their home or 70% of their investment property. These funds or line-of-credit can be drawn up to the facility limit at any time.

For example, if you apply for a Mortgage Saver and receive authorisation to borrow 75% of the value of your home, and only need 70%, you are able to access the additional 5% of funds at any stage. It's great to know, in case you want to renovate in the future, or fund another major expense such as a new car, or a family holiday.

The line-of-credit facility also provides you with the freedom to make additional repayments whenever you choose. Interest is calculated daily, so any extra payments you contribute will reduce the interest charged, along with the outstanding principal.

In addition, ASG Members also receive a further 0.50% discount on the variable interest rate, which makes the Mortgage Saver, and Investment Mortgage Saver, really competitive home loan options.

### This type of loan is suitable if you:

- ✓ are borrowing for your own home or investment property, or
- ✓ are refinancing your existing mortgage
- ✓ want a line-of-credit facility, that allows you to draw up to your approved limit at any time
- ✓ want the flexibility of additional repayment options
- ✓ want a low interest rate, with low fees
- ✓ are looking to borrow up to 75% of the value of your home, or 70% of the value of an investment property



## Fixed Rate Mortgage & Fixed Rate Investment Mortgage

If you prefer to have certainty on what your repayments will be, but like to have the flexibility to make additional payments when you choose to, then ASG's Fixed Rate Mortgage or Fixed Rate Investment Mortgage could be for you.

These fixed rate options allow you to fix your loan at a competitive interest rate for either one, two or three years.

Another great feature of ASG's fixed rate mortgages is that you can pay off your home loan or investment property loan faster by making unlimited extra payments at any time without penalty.

As with all new ASG home loans, there are no ongoing administration fees when payments are made by direct debit from a savings or cheque account. The only fee that ASG charges is an up-front, once only loan application fee of \$200\*.

\*Please be aware, additional valuation and legal fees may apply.

### This type of loan is suitable if you:

- ✓ are borrowing for your own home or investment property
- ✓ are refinancing your existing mortgage
- ✓ want a fixed rate, with the flexibility to make additional repayments
- ✓ are looking to borrow up to 75% of the value of your home, or 70% of the value of an investment property



## Why should you choose an ASG Home Loan?

ASG Home Loans is part of the Australian Scholarships Group Friendly Society, Australia's largest member-based organisation specialising in education scholarship programs. Our home loans are fully funded from contributions made by our Members, which allows ASG to keep interest rates low, relative to other mortgage lenders that source their funding externally.

As an added incentive, ASG Members are entitled to an exclusive 0.50% discount on ASG's variable rate home loans. And best of all, an ASG home loan provides Members with an important benefit that no other lender can offer... earnings for your child's education.

It works like this. A proportion of all contributions paid by Members are invested in ASG home loans. The interest charged on those loans is paid back into ASG's education benefit funds, which then generate earnings that are returned to Members in the form of education benefits. In other words, Members benefit twice; by saving on their home loan, and by preparing for their child's education.

As well as low rates, our experienced home loans team offer a personal level of account management, providing borrowers with ongoing assistance throughout the term of their loan.

# ASG Home Loans Option Comparison Table

Mortgage Features	Variable Mortgages		Fixed Rate Mortgages	
	Mortgage Saver	Investment Mortgage Saver	Fixed Rate Mortgage	Fixed Rate Investment Mortgage
Interest rate	Contact ASG Home Loans for up to date rates			
Exclusive discount offered to ASG Members	0.50%	0.50%	N/A	N/A
Interest calculated	Daily	Daily	Daily	Daily
Interest charged	Monthly	Monthly	Monthly	Monthly
Interest only option	Yes	Yes	Yes*	Yes*
Type of account	Variable rate, line of credit	Variable rate, line of credit	Fixed rate account	Fixed rate account
Minimum loan amount	\$50,000	\$50,000	\$50,000	\$50,000
Maximum loan term	30 Years	30 Years	30 years, with maximum of 3 years fixed at any time	30 years, with maximum of 3 years fixed at any time
Maximum loan amount**	75%	70%	75%	70%
Repayment frequency	Weekly, fortnightly, monthly	Weekly, fortnightly, monthly	Weekly, fortnightly, monthly	Weekly, fortnightly, monthly
Additional repayments allowed	Yes, unlimited	Yes, unlimited	Yes, unlimited	Yes, unlimited
Application fee***	\$200	\$200	\$200	\$200
Monthly administration fee	Nil with DDR, or \$6 per month	Nil with DDR, or \$6 per month	Nil with DDR, or \$6 per month	Nil with DDR, or \$6 per month

\* Subject to availability

\*\* Percentage is based on the official value of the security property.

If loan amount is higher than the percentage specified, mortgage insurance may be required

\*\*\* Additional valuation and legal fees may apply

Information is correct as at May 2010



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