

We're here to help

If you have any questions about anything covered in this brochure please contact us and we'll be happy to help.



1800 033 139, 8am to 6pm AEST weekdays



defcredit.com.au



Visit your local Defcredit branch.

For inquiries about your DHOAS eligibility and entitlement, please contact the Department of Veteran's Affairs on 1300 434 627.

Terms, conditions, fees and charges apply and are available on request. Approval subject to satisfaction of normal lending criteria. For current interest rates, log onto defcredit.com.au

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Own your home sooner with the DHOAS Advantage

**Subsidised home loans that
recognise and reward you**



Own your home sooner and save thousands of dollars

Benefits at a glance

- > Subsidies for your monthly mortgage repayments
- > Competitive interest rates
- > No annual or monthly fees.

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What is DHOAS?

The Defence Home Ownership Assistance Scheme (DHOAS) recognises the important contribution members of the Australian Defence Force (ADF) make to Australia. The Scheme provides subsidies for monthly mortgage repayments on an eligible DHOAS Home Loan and is designed to help you purchase, or pay off your own home.

Who is eligible?

- > Permanent members of the ADF must have served for at least four consecutive years and been serving on or after 1 July 2008
- > Members of the ADF Reserve must have served for at least eight consecutive years of 'effective service' (at least 20 days of Reserve service within a financial year).

You must also accrue a Service Credit to access the scheme. There is also a range of variables that can impact on DHOAS eligibility and entitlement. They include warlike service, lateral service, taking a break in service and separating from the ADF.

For detailed information about your eligibility and entitlement, log onto www.dhoas.gov.au

How much subsidy can you receive?

The amount of subsidy you receive depends on your ADF service and how much you borrow. The length of time the subsidy is paid to you depends on your service credits under the Scheme.

There are three tiers of subsidies that can be accessed once you complete service milestones as outlined in the table below. These maximum subsidised loan limit thresholds are reviewed annually to ensure they keep pace with changes in the housing market.

Tied to each of these tiers is a maximum monthly subsidy. The amount of monthly subsidy you receive depends on the amount you borrow up to the subsidised loan limit. (For up-to-date maximum monthly subsidies log onto www.dhoas.gov.au).

Whichever tier you are eligible for, you will receive the maximum monthly subsidy if your DHOAS Home Loan is equal to or greater than the subsidised loan limit for your tier level. However, it's important to remember that the monthly subsidy payment will change in line with movements in variable interest rates.

TIER	MINIMUM YEARS OF SERVICE REQUIRED FOR ELIGIBILITY		MAXIMUM SUBSIDISED LOAN LIMIT
	PERMANENT ADF	RESERVE FORCE MEMBERS	
1	4	8	\$197,773
2	8	12	\$296,659
3	12	16	\$395,546

Subsidised loan limits current for 2010-11. For up-to-date figures on subsidies, log onto www.dhoas.gov.au



Which DHOAS loan is right for you?

Defcredit offers three loans you can choose from to take advantage of the DHOAS subsidy. Take a look at the table opposite to see which loan would best suit you.

The DHOAS Low Start* loan offers a low fixed rate for the first 12 months to help you afford the extras when starting out.

The DHOAS Advantage Loan is suitable for purchasing or re-financing new and existing homes, while the DHOAS Construction Advantage Loan is only available for a home you are building.

Whichever you choose, you'll enjoy no application or ongoing fees and have the advantage of being able to split the loan between fixed and variable interest rate facilities. And for the DHOAS Construction Advantage Loan, you can enjoy an interest only period during the construction phase.

For current interest rates, and help on how to select the right loan call us on 1800 033 139, visit one of our branches, or log onto defcredit.com.au

FEATURE	DHOAS LOW START*	DHOAS ADVANTAGE	DHOAS CONSTRUCTION ADVANTAGE
Maximum loan to value ratio	95% (for loans <\$500k)	95% (for loans <\$500k)	95% (for loans <\$500k)
Application fee	No	No	No
Annual fee	No	No	No
Monthly fee	No	No	No
Redraw	Yes (unlimited free redraw. Minimum of \$100)	Yes (unlimited free redraw. Minimum of \$100)	Yes (minimum of \$100 after the interest only period has expired)
Interest only	No	No	Yes (construction phase only)
Loan portability	Yes	Yes	Yes
Maximum term (years)	30	30	30
Additional payments allowed	Yes	Yes	Yes (after the interest only period has expired)

*Offer not available to existing Defcredit DHOAS home loan borrowers.



Cut years off the life of your loan

You may want the subsidy to help pay off your home loan sooner by making additional payments on your home loan.

The fact is, the earlier you make additional payments on a home loan, the more it can reduce both the term and the amount of interest you pay over the life of the loan. This could save you thousands of dollars and cut years off the life of your loan.



How to apply

To apply for the DHOAS, you will need to apply separately for your DHOAS subsidy certificate and DHOAS Advantage Home Loan. Just follow these six simple steps.

1. Fill out an application for a DHOAS Subsidy Certificate and forward it to your Commanding Officer or authorised delegate for verification and approval before sending it to the Department of Veterans' Affairs (DVA). DVA will determine your eligibility for DHOAS. The form is available online at www.dhoas.gov.au or call **1300 434 627** to request a copy.
2. Send your completed application to: DHOAS, Department of Veterans' Affairs, GPO Box 9998, Brisbane, Qld 4001.
3. If DVA determines that you are eligible for the loan subsidy, DVA will send you a letter confirming your eligibility and entitlement to the DHOAS, and issue you with a Subsidy Certificate.
4. Visit your nearest **Defcredit branch** or call us on **1800 033 139** and we can help you complete your home loan application and give you an idea of the amount you can borrow and what the loan repayments may be. Remember to bring along your Subsidy Certificate.
5. Your Defcredit specialist home loan consultant will quickly arrange a pre-approval decision.
6. DVA will determine your monthly loan subsidy at the time your loan is drawn down and send you a letter confirming your entitlement, including the date your subsidy commences and the subsidy amount. DVA will pay the subsidy directly into your DHOAS home loan account at the beginning of each month.

