

Fees and Charges Schedule

DHOAS Low Start, DHOAS Advantage and DHOAS Construction Advantage Home Loans

Effective 18 October 2011

This fees and charges schedule outlines the fees and charges relating to Defcredit's DHOAS Home Loan products. Please note that there are fees and charges that may be imposed by us for additional and optional services, fees and charges for these services are detailed in our Fees and Charges Schedule.

>	Settlement Fee	\$275.00
>	Valuation Fee	
-	Standard Valuation	From \$180.00
-	Construction Valuation (includes progress valuations undertaken at completion of each stage of construction)	From \$950.00
>	Consent and Variation Fee	\$250.00
>	Switching Fee (for example switching from fixed to variable interest rate)	\$300.00
>	Security Discharge Administration Fee	\$550.00
>	Substitution of Loan Security Fee	\$275.00
>	Partial Release of Security Fee	\$275.00
>	May be Payable	
-	Solicitors and other parties actioning requests	Not Ascertainable
>	Break Cost Fee	

Payable before expiry of any period when interest rate is fixed on any portion of loan due to loan being repaid, interest becoming variable or default. We calculate the 'break cost' using the following formula:

Let n = the remaining number of months for which the rate is fixed

Let A = current outstandings

Let P = monthly scheduled payments

Let z = annual fixed interest rate payable monthly

Let y = annual reinvestment rate payable monthly

Let b = $(1+y/12)^n$

Let d = $(1+z/12)^n$

Then the Break Value is given by: $(A/b)*(d-b)+12P/(byz)*(z(b-1)-y(d-1))$

>	Arrears Reminder Notice fee (per letter)	\$20.00
>	Notice of Demand (enforcement notice)	\$20.00