

## Reverse mortgage product summary

Product	Standard	Investment Property	Aged Care
Minimum loan amount	\$5,000 (waived for purpose of home care)	\$5,000 (waived for purpose of home care)	\$5,000
Maximum loan amount	LVR based on youngest nominated borrower's age		
Term	Until last nominated borrower ceases to reside in their home (the security)	Until last nominated borrower ceases to reside in their home (not security)	5 years or within 12 months of last nominated borrower ceasing to reside in aged care
Residential property restrictions	No retirement villages, some postcodes excluded, minimum property value by location	No retirement villages, some postcodes excluded, minimum property value by location	No retirement villages, some postcodes excluded, minimum property value by location
No negative equity guarantee	Yes (provided terms and conditions are observed)	Yes (provided terms and conditions are observed)	Yes (provided terms and conditions are observed)
Refinance existing debts	Yes	Yes	Yes
Purchase of property	Yes	Yes	Yes
Portable	Yes	Yes	Yes
Owner occupied	Yes	Can be let	Can be let
Property insurance required	Yes	Yes (and landlord's insurance if let, or vacancy coverage if vacant)	Yes (and landlord's insurance if let, or vacancy coverage if vacant)
Financial advice required	No, but recommended	No, but recommended	No, but recommended
Legal advice required	Yes	Yes	Yes
Power of attorney	Yes	Yes	Yes

Drawdown options	Standard	Investment Property	Aged Care
Interest rates, fees and charges	Refer to our website for our current interest rates, fees and charges.		
Lump sum (required)	Yes	Yes	Yes
Cash reserve (application needed)	Yes	Yes	Yes
Regular payment	Monthly, quarterly, or annually	Monthly, quarterly, or annually	Monthly, quarterly, or annually
Redraw facility	Yes (For loans settled after 1 April 2017)	Yes (For loans settled after 1 April 2017)	Yes (For loans settled after 1 April 2017)
Pension impact	Refer to Centrelink	Refer to Centrelink	Refer to Centrelink

Repayment	Standard	Investment Property	Aged Care
Timing	On sale, or within 12 months from last nominated borrower ceasing to reside in their home (the security)	On sale, or within 12 months from last nominated borrower ceasing to reside in their home (not security)	5 years, on sale, or within 12 months of last nominated borrower ceasing to reside in aged care
Partial repayments	Yes	Yes	Yes

#### Loan to value ratios

Loan to value ratios (LVRs)	Age	%	Age	%	Age	%	Age	%	Age	%	Age	%	Age	%
	55*	15%	60	20%	65	25%	70	30%	75	35%	80	40%	85	45%
	56*	16%	61	21%	66	26%	71	31%	76	36%	81	41%	86	46%
	57*	17%	62	22%	67	27%	72	32%	77	37%	82	42%	87	47%
	58*	18%	63	23%	68	28%	73	33%	78	38%	83	43%	88	48%
	59*	19%	64	24%	69	29%	74	34%	79	39%	84	44%	89	49%
													90	50%

If the security property is an investment property or holiday home, the maximum amount available is reduced by 10% for Standard Reverse Mortgage and Aged Care. \*Where the loan purpose is for Aged Care, the minimum age is 60.

Applications for credit are subject to eligibility and assessment criteria. Terms, conditions, fees, and charges apply. Any advice is general and doesn't take into account your personal situation. Please take the time to make sure it's right for you. Credit provided by Heartland Bank Australia Limited ABN 54 087 651 750 (Australian Credit Licence 245606) or ASF Custodians Pty Ltd ABN 49 106 822 780 (Australian Credit Licence 386781).