

Home Loan Summary

Application ID: [ID number]

Date of this home loan summary: [Date]

Your details:

Customer One

Address

City

Customer Two

Address

City

Important Information

- This home loan summary outlines the new home loan(s) you are taking out with us. We have included key information about the money you are borrowing, the interest rate(s), payments you will make, the fees we charge and other important details. Other key information about your home loan(s) is contained in the home loan terms and conditions.
- Each separate home loan schedule in this home loan summary, together with the home loan terms and conditions and the home loan fees information, makes a separate home loan contract between you and us. You may also need to grant security to us before entering into your home loan contract(s). Details of any security are included below.
- Please make sure you read and understand this home loan summary, the home loan terms and conditions and the home loan fees information. All of these documents contain details of the terms of your home loan contract(s), including important rights and obligations. Please also make sure you read and understand any mortgage and any other security agreement.
- We have explained some important terms relating to your home loan contract(s) in the home loan terms and conditions.
- Please sign the last page of this home loan summary and return a copy of this home loan summary to us. By signing this home loan summary, you are agreeing to borrow money from us and comply with the terms of each home loan contract.

If you would like any additional information or you would like to discuss anything about your home loan contract(s), please contact us.

SAMPLE

A snapshot of your new home loan(s) contained in this home loan summary

Loan type	Loan amount or revolving credit limit	Loan term	Interest rate type	Current interest rate
We will describe here what type of loan you have. For example, table loan, revolving loan or table loan with progressive drawdowns.	We will include here your loan amount or revolving credit limit.	We will describe here your loan term if you have a table loan. If you have a revolving loan this will say Upon demand.	We will describe here whether your interest rate is variable or fixed (and if fixed, the period it is fixed for).	We will describe here your current interest rate.
Total of any loan amount(s) and any revolving credit limit(s):	We will describe here the total loan amount and any revolving credit limit(s).			

Please note: For table loans, if your first drawdown date is part-way through your chosen payment period, the time period from the first drawdown date to your first payment will be added to the loan term(s) above.

If your home loan(s) set out in this home loan summary are not guaranteed, but you have another home loan with us which is guaranteed we will include the following:

This home loan summary does not include details of any home loans you are taking out with us which are guaranteed. Those are set out in one or more separate home loan summaries.

If your home loan(s) set out in this home loan summary are guaranteed, we will include the following:

This home loan summary includes details of any home loans you are taking out with us which are guaranteed. Any home loans which are not guaranteed are set out in one or more separate home loan summaries.

Security and guarantee(s)

Security - New

The details of the new security you need to give us in relation to your home loan contract(s) is set out below. The security will secure amounts you owe us and your other obligations to us.

Please see your home loan terms and conditions for the rights and obligations you and we have in relation to your new and existing security and any guarantee. For example, there are situations in which we could sell the secured property, or call on a guarantee, or both.

These home loan contracts and your other obligations may also be secured by other securities that you give us in the future.

A summary of your new security:

We will describe here what new security (if any) you need to give us in relation to your home loan contract(s).

If your home loan is secured by security that is already in place, we will include the following wording:

Security – Existing

We will rely on the following existing security for your home loan contract(s):

We will describe here what existing security (if any) we have for your home loan contract(s).

If your home loan is guaranteed, we will include the following wording:

Guarantee(s)

Your home loan contract(s) are also supported by the following guarantee(s):

We will describe here the details of any guarantee of your home loan contract(s):

Home loan schedule for your table loan

This schedule will give you more details about your table loan.

Loan No.:	[Identifier number]
Loan type:	Table loan This means your required payments are generally the same for each payment date unless your interest rate changes.
Expected drawdown date:	[Date] This is the most likely date on which you will draw down your home loan and all amounts and dates in this home loan schedule are calculated assuming drawdown occurs on this date. Amounts and dates in this table are also calculated assuming that you make all payments required by the home loan contract at the times required by the home loan contract. This date may change, for example if settlement is delayed on your house purchase. Some of the details in this home loan schedule will change if the drawdown date changes.
What you will owe on the drawdown date:	This section will describe what you will owe on the drawdown date, including your loan advance.
Loan term:	[Number] year(s) from the drawdown date If your drawdown date is part-way through your chosen payment period, the time period from the drawdown date to your first payment will be added to the term.
Payments details:	This section will describe the details about your required payments.
How you make your payments:	Loan payments will be made by automatic deduction from your nominated TSB bank account.
Interest rate:	We will describe various information regarding your interest rate here. This may be fixed or variable. A variable rate may have a margin or a discount.
Default interest rate:	If you do not pay amounts you owe us at the times they are originally due we may charge you default interest on those amounts in accordance with the home loan terms and conditions. Your default interest rate is the interest rate plus 3% per annum.
Fees:	See your home loan fees information for a list of fees you may be required to pay under your home loan contract (on top of any fees set out above in the section “What you will owe on the drawdown date”).
How we will provide this home loan:	On the drawdown date, we will give you your loan as follows: This section will describe how we will provide your home loan to you.

Subsequent advances:

Your table loan is a single drawdown loan and accordingly there will be no subsequent advances.

Special terms:

This section will include any special terms relevant to your loan.

SAMPLE

Home loan schedule for your revolving loan

This schedule will give you more details about your revolving loan.

Loan No.:	[Identifier number]
Loan type:	Revolving loan This means you are able to borrow, repay and re-borrow amounts up to the revolving credit limit, in accordance with the home loan terms and conditions.
Revolving credit limit:	We will include your revolving credit limit here. \$[amount] This is the maximum amount you can borrow under your revolving loan. This is also your loan amount.
Availability date:	If we know your availability date in advance, we will include it here. [Date] This is the date we will make the amount of your revolving loan available to you. If we know what the first advance will be under your revolving loan, we will include the following language: This is also the most likely date on which you will first draw down on your revolving loan and all amounts in this home loan schedule are calculated assuming first drawdown occurs on this date. The first drawdown date may be different from the availability date, for example if settlement is delayed on your house purchase. Some of the details in this home loan schedule will change if the first drawdown date changes.
What you will owe on the availability date:	This section will describe what you will owe on the availability date, including the first advance (if it is known).
Repayment basis:	Upon demand. This means we can ask you to repay all or part of your revolving loan at any time, and you must pay us back the amount requested at the time we ask you to pay it back.
Payments details:	You have to pay interest on the money owing on your revolving loan on the last day of each calendar month. Your first payment date will be the last day of the calendar month in which you first draw down your revolving loan. This section will also set out your first payment date if it is ascertainable.
How you make your payments:	We will describe how you make your payments here. For example:

	<p>Interest payments will be made by automatic deduction from your nominated TSB bank account or by debiting your revolving loan account.</p> <p>You may make repayments of principal at any time.</p>
Interest rate:	<p>We will describe various information regarding your interest rate here. This may be fixed or variable. A variable rate may have a margin or a discount.</p>
Default interest rate:	<p>If you do not pay amounts you owe us at the times they are originally due we may charge you default interest on those amounts in accordance with the home loan terms and conditions.</p> <p>Your default interest rate is the interest rate plus 3% per annum.</p>
Fees:	<p>See your home loan fees information for a list of fees you may be required to pay under your home loan contract.</p>
How we will provide this home loan:	<p>We will give you your home loan as follows:</p> <p>This section will describe how we will provide your home loan to you.</p>
Special terms:	<p>This section will include any special terms relevant to your loan.</p>

Home loan schedule for your table loan with progressive drawdowns

This schedule will give you more details about your table loan with progressive drawdowns.

Loan No.:	[Identifier number]
Loan type:	<p>Table loan with progressive drawdowns</p> <p>This means we will advance your home loan to you at the times and in the amounts you ask for up to the back-stop date, subject to any rules we have agreed with you.</p> <p>If your payments are made up of principal and interest, or interest only for a period, then principal and interest, we will include the following language:</p> <p>Your required payments that include principal have been calculated as if the loan was fully drawn on the availability date. We do this to ensure you repay the full loan amount by the last payment date.</p> <p>The amounts set out in this schedule will be your required payment amounts from your first drawdown even if you do not draw down the full loan amount on the availability date. This means that your required payments won't increase as a result of you drawing further amounts after your first drawdown. Your required payments can still increase or decrease for other reasons – for example, if interest rates change.</p>
Loan amount:	<p>We will include your loan amount here.</p> <p>[\$amount]</p> <p>This is the maximum amount you can borrow under your table loan with progressive drawdowns.</p>
Availability date:	<p>If we know your availability date in advance, we will include it here.</p> <p>[Date]</p> <p>This is the date from which we will make amounts under your table loan with progressive drawdowns available to you.</p> <p>Amounts and dates in this table are also calculated assuming that you make all payments required by the home loan contract at the times required by the home loan contract.</p> <p>If we know what the first advance will be under your table loan with progressive drawdowns, we will include the following language:</p> <p>This is the most likely date on which you will first draw down your table loan with progressive drawdowns and all amounts and dates in this home loan schedule are calculated assuming first drawdown occurs on this date. Amounts and dates in this table are also calculated assuming that you make all payments required by the home loan contract at the times required by the home loan contract.</p> <p>The first drawdown date may be different from the availability date, for example if some of the key dates in the construction schedule for</p>

	<p>your house change. Some of the details in this home loan schedule will change if the first drawdown date changes.</p>
Back-stop date:	<p>Your back-stop date is the date 18 months from your availability date.</p> <p>This is the date after which you can no longer borrow any further amount under your table loan with progressive drawdowns unless we agree another date. If you do not draw down your entire loan amount and do not ask us to change your payments, you may pay off your home loan faster.</p>
What you will owe on the availability date:	<p>This section will describe what you will owe on the availability date, including the first advance (if it is known).</p>
Subsequent advances:	<p>This means amounts that we do not expect to advance to you on the availability date, but may advance to you later (as long as you do not breach your home loan contract). We will only make subsequent advances on or before the back-stop date.</p>
How we will provide this home loan:	<p>We will give you your home loan as follows:</p> <p>This section will describe how we will provide your home loan to you.</p>
Loan term:	<p>[number] year(s) from the first drawdown date.</p> <p>If your first drawdown date is part-way through your chosen payment period, the time period from the first drawdown date to your first payment will be added to the term.</p>
Payments details:	<p>This section will describe the details about your required payments.</p>
How you make your payments:	<p>Loan payments will be made by automatic deduction from your nominated TSB bank account.</p>
Interest rate:	<p>We will describe various information regarding your interest rate here.</p> <p>This may be fixed or variable. A variable rate may have a margin or a discount.</p>
Default interest rate:	<p>If you do not pay amounts you owe us at the times they are originally due we may charge you default interest on those amounts in accordance with the home loan terms and conditions.</p> <p>Your default interest rate is the interest rate plus 3% per annum.</p>
Fees:	<p>See your home loan fees information for a list of fees you may be required to pay under your home loan contract.</p>
Special terms:	<p>This section will include any special terms relevant to your loan.</p>

Your acknowledgment when you sign this home loan summary

When you sign this home loan summary, you agree that:

- You have received, read and understood each home loan schedule above, the home loan terms and conditions, the home loan fees information and any mortgage and any other security agreement.
- Each home loan schedule above together with the home loan terms and conditions and the home loan fees information makes a separate home loan contract between you and us.
- The information in this home loan summary is current as at the date of this home loan summary, but can change, including before your first drawdown date.
- You have read and understand your cancellation right in relation to each home loan contract (which is described in detail in the home loan terms and conditions).
- You accept, and will comply with, each of your home loan contracts.
- You are bound by and will comply with any mortgage and any other security agreement you have with us.
- We will not have to lend you any money under any home loan contract if you do not:
 - sign and return this home loan summary to us within 10 days of the date of this home loan summary; and
 - draw down any money under that home loan contract within 60 days of the date of this home loan summary unless the home loan contract relates to a table loan with progressive drawdowns.

Your home loan summary can be signed in counterparts. This means that each person who needs to sign your home loan summary can sign a separate copy. All the copies together are considered to be a single document.

Signed by the borrower(s)

Customer One
as borrower

Date you signed this home loan summary:

Customer Two
as borrower

Date you signed this home loan summary: