

property solutions
for you and your family



mecu
intelligent banking™

why choose mecu?

mecu offers a
different kind
of banking

mecu is one of Australia's strongest financial cooperatives. We're owned and controlled by the people who use our services, our members, and today we have assets of over \$1.8 billion.

We also belong to the international credit union movement, which consists of more than 40,000 different financial cooperatives providing services to over 118 million people in 79 countries and are the only credit union in Australia with a Standard & Poor's Rating.

mecu provides a safe, convenient place for people to save money and to obtain loans and other financial services at competitive rates.

By banking with **mecu**, you'll participate in making positive change within your community.

property solutions

We offer many home loans to cater for just about any purpose. One thing all our loans offer is good value.

	Premium First Home Buyers Loan	Premium Home Loan*	Premium Home Loan \$250k+*	Premium Home Loan \$500k+*
free Redraw	Yes	Yes	Yes	Yes
100% Mortgage Offset account**	Yes	Yes	Yes	Yes
Family Repayment Pause	Yes	Yes	Yes	Yes
Eco-Pause	Yes	Yes	Yes	Yes
Bio-diversity Offset	Yes	Yes	Yes	Yes
monthly fees	No	No	No	No

* Also applies to Premium Investment and Premium Investment \$250k+ and \$500k+ Loans

** \$8.00 monthly fee applies to offset

Finding the home loan that's right for you is now a whole lot easier. Here are just some of our home loan products and their main features.

Basic Home Loan	Fixed Home Loan (1,2, or 3 years)	Bridging Loan	goGreen® Home Loan
Yes	No	No	Yes
No	No	No	Yes
Yes	Yes	No	Yes
Yes	Yes	No	Yes
Yes	Yes	No	Yes
No	No	No	No

premium first home buyers loan

If you qualify for the government's First Home Owner Grant (FHOG) you are also eligible for our low rate, feature packed, Premium First Home Buyers Loan.

premium home (or investment) loan \$250k+ and premium home (or investment) loan \$500k+

All our Premium Home Loans offer you competitive standard rates. Even lower rates apply if you take out a \$250k+ or \$500k+ premium home loan.

basic home loan

For those who prefer a lower rate rather than more bells and whistles.

fixed home loan

Our fixed home loan provides the certainty of fixed interest and repayments for the term of your choice. You can choose to split a fixed loan with a variable rate home loan for even greater flexibility.

bridging loan

Our Bridging Loan is perfect if you need to finance the purchase of a new property while you're waiting to sell an existing property. As long as you can pay back the bridging loan within a 12-month period, you could be moving into your new home sooner than you think!

goGreen® home loan

The goGreen® Home Loan helps you save money and the environment, by offering a discounted interest rate for energy efficient homes. The loan is available to finance homes rated 6 stars or more according to the Nationwide House Energy Rating Scheme (NatHERS) managed by the Australian Greenhouse Office.

By building an energy efficient home, or retrofitting your current home, you'll not only help protect the environment but you'll also save on utility bills. This loan offers a competitive low interest rate, repayment options and more.

home equity loan

If you want an 'all-in-one' home loan including an everyday access account then ask about our Home Equity Loan. By depositing your entire income into this account, every dollar you earn will help you pay off your loan sooner.

socially responsible

mecu's home loans include socially and environmentally friendly features to ensure you receive a lot more than just a great interest rate.

bio-diversity offset

mecu offsets an equivalent amount of land as is being constructed on into the mecu Conservation Landbank in accordance with the land management plan developed and implemented by Landcare Australia and overseen by Trust for Nature. Carbon sequestered from these trees is monitored and reported by Landcare CarbonSMART. Homes constructed on large lots of land such as hobby farms will be offset according to the amount of land occupied by the dwelling.

eco-pause

Borrowers can take a break from repayments* to assist with the purchase of energy and/or water saving devices such as rainwater tanks, solar or grey water system. Take a 3 month pause from full repayments or a 6 month pause at half repayments. Two eco-pause breaks are available for the life of the loan and your repayments will be adjusted to ensure you do not exceed the maximum term of the loan.

*Eco-pause – Terms, conditions and some exclusions apply. Full details can be obtained by contacting mecu or visiting www.mecu.com.au

family repayment pause

When one income earner is on maternity leave, it can be tough on the home finances. Our family repayment pause enables people to take a breather from repaying their loan while starting a family.

Take a 3 month pause from full repayments or a 6 month pause at half repayments.

Terms and conditions apply. Loans must be established for a full 12 months and a maximum loan to value ratio of 90% applies. Full conditions available from **mecu**.

buying property

At **mecu**, we take care of your total home-finance experience.

how much can you afford?

Before buying your property, you need to determine exactly how much you can afford. This calculation should include your deposit, the amount and frequency of loan repayments and any additional costs that may arise from purchasing your home.

pre-approval

At **mecu**, we recommend that you get your home loan pre-approved before you start looking for your new home. Then you can search the market with confidence and know exactly what kind of property you can afford.

loan calculators

Our online calculators can help you work out your loan repayments, estimate the amount you are able to borrow, find out the benefits of making extra repayments, and calculate the amount of Stamp Duty payable on your property. We also provide a handy online budgeting tool.

online and phone applications

mecu has made applying for a home loan easy. You can apply for your loan over the telephone or complete your application online at **mecu.com.au**. Either way, one of our consultants will have a response to you quickly.

service centres

If you would like to discuss **mecu's** range of loans and insurance products with one of our lending consultants at your local service centre, call **132 888** to arrange an appointment.

insurance

At **mecu**, we offer a wide range of insurance solutions;

building and/or contents

It's important to take out building and contents insurance to protect your home against the unexpected. Our policy includes benefits such as new for old replacement cover, optional accidental damage cover, cover for rental or temporary accommodation costs and cover for theft from your verandah or yard.

If you purchase both building and contents insurance from **mecu**, we'll offer you a generous discount and assist you to make sure your home, contents and valuables are covered for the correct amount.

mecu also offers up to 90 days free building insurance cover during the settlement period.

mortgage repayment

This cover will assist if you are unable to make mortgage repayments due to unemployment, disablement or in the event of your death. Mortgage protection cover provides you with a monthly payment to meet your mortgage repayments.

income protection

Income protection cover provides you with a monthly payment to replace your lost income if you are unable to work due to sickness or injury, so you don't need to worry about paying bills or daily expenses.

personal accident

Accidents can happen and are often costly. Personal accident cover can ease the pain of your medical bills by providing a lump sum compensation payment for outcomes such as broken bones, loss of eyesight or loss of limbs.

trauma

Medical bills following an unexpected medical condition such as chronic kidney failure, major organ transplant or heart attack can really add up. Trauma cover provides you with a lump sum payment if you suffer from one of nine specified conditions to assist you and your family.

property tips

doing your sums

Remember that there are other costs involved in purchasing a property, including legal fees, council rates, insurance, Stamp Duty and moving costs. By including these costs in your initial calculations, you won't get any nasty surprises further down the track!

paying your loan off faster

By paying more than the minimum payment required on your loan, you will save yourself interest and pay off your loan faster. You can make extra repayments at any time without penalty*.

offset your savings

Our 100% Mortgage Offset account allows you to offset 100% of your savings against the balance of your loan when the loan interest is calculated. You can benefit by reducing the amount of interest you pay, therefore paying your loan off sooner.

Terms, conditions, fees and charges may apply and are available on application or request. Please contact **mecu** for more details.

* A penalty may apply for paying out a fixed rate mortgage loan during its fixed period.

redraw your extra repayments

Our redraw facility allows you to redraw the amount of money you're in advance on loan repayments, any time you need the funds. There is no minimum redraw amount and it's easily accessed via our Internet and Telephone Banking services, or by visiting your local service centre.

unlocking the equity in your property

The 'equity' in your property is its current value, less any amount that you owe on it. You can use this equity to help purchase an investment property, goods and services such as a car or boat, or even invest in shares.

automatic loan payments

You can organise for your loan repayments to be automatically deducted from your pay so you don't have to worry about making the repayments yourself every time they fall due.

General Advice Warning: In providing you with this information you should consider the appropriateness of this advice with regards to your particular financial situation and needs. You should consult the Financial Services Guide before making a decision to apply for products with **mecu**. To obtain this document, contact **mecu**.

Service centres located in:
ACT • New South Wales • Queensland
South Australia • Victoria

MKT 1014 0509

for more information
call **132 888**, visit mecu.com.au
or your local service centre

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mecu
intelligent banking™



mecu has made a donation
to Landcare Australia by
selecting Tudor RP



UNEP Finance Initiative
Innovative financing for sustainability