



# Commonwealth Bank

Commonwealth Bank of Australia  
ABN 48 123 123 124 AFSL and  
Australian credit licence 234945

## Your Statement

Statement 3

Page 1 of 2

Account number

786247434

Statement period

9 Nov 2021 - 31 Dec 2021

Required  
Repayments

\$976.00 per fortnight

Interest rate

1.990% per annum

Loan balance

\$569,305.48 DR

Enquiries

13 2224 or your Branch



032

3124

MRS. AMIRA ELMAHDY ELERAKY IBRAHIM  
3 FRANCES CRES  
CRANBOURNE NORTH VIC 3977

### Complete Home Loan Summary

**Important note** Please check the information in this statement and notify us immediately if anything is incorrect. Keep this statement for your records.

**Loan snapshot** **Opening balance 9 November 2021 in debit** **\$571,608.80**

Government charges

Nil

Bank fees

+ \$395.00

Interest

+ \$1,205.68

Repayments/Payments

- \$3,904.00

**Closing balance 31 December 2021 in debit**

**\$569,305.48**

**Estimated loan term** Based on your current balance, current interest rate and repayments of \$976.00 per fortnight

29 years 9 months

**Interest** Interest rate - 1.990% per annum fixed until 8 November 2022

**Interest you paid on your loan 09/11/21 - 31/12/21**

**+ \$1,205.68**

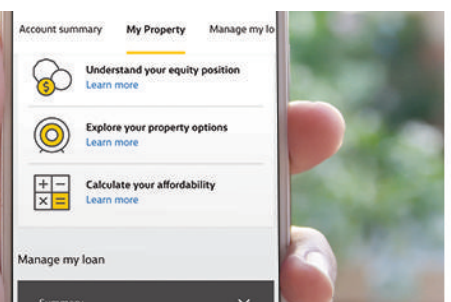
**Additional repayments** As at 31 December 2021 your additional repayments are

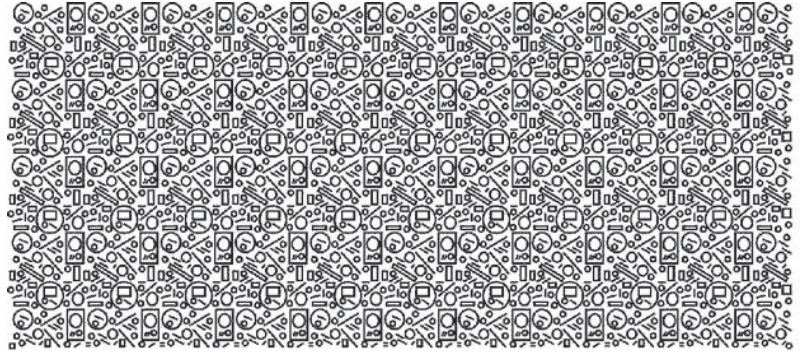
\$1,952.00

You are not able to redraw your additional repayments as your loan type does not have redraw capability.

## A smarter way to manage your home loan and property.

CommBank My Property redefines the way you view, track and manage your home loan and property portfolio, in the CommBank app or NetBank. Find out more at [commbank.com.au/MyProperty](https://commbank.com.au/MyProperty)






## Borrowers

AHMED BADWY AND AMIRA IBRAHIM

### Complete Home Loan Transactions - BSB 062370 - Account 786247434

Date	Transaction description	Debits	Credits	Balance
	Interest rate as of 09/11/21 - 1.990% per annum			
09 Nov	Opening balance			\$571,608.80 DR
09 Nov				
12 Nov	Repayment/Payment		976.00	\$570,632.80 DR
26 Nov	Repayment/Payment		976.00	\$569,656.80 DR
01 Dec	Interest charged	1,205.68		\$570,862.48 DR
08 Dec	Package Fee	395.00		\$571,257.48 DR
10 Dec	Repayment/Payment		976.00	\$570,281.48 DR
24 Dec	Repayment/Payment		976.00	\$569,305.48 DR
31 Dec	Closing balance			\$569,305.48 DR

### Making changes to home loans in NetBank and the CommBank app

We have improved our digital capability and the following changes can now be made in NetBank (some restrictions apply):

- Change direct debit account to another CBA account
- Change the direct debit date to a preferred date (for example, to align with pay dates)
- Change the repayment amount to pay off the loan quicker or even reduce payments to the minimum
- Change the direct debit frequency to weekly, fortnightly or monthly.

NetBank will provide confirmation once any requested changes have been made.

## Important Notice: Changes to your Consumer Mortgage Lending Products Terms and Conditions

**Effective 17 March 2022, your Consumer Mortgage Lending Products Terms and Conditions are changing as set out in this notice. If you have more than one funded home loan, you may also receive this notice on one of your other home loan statements. This notice and the changes in it apply to all your funded home loans as well as loans in progress as at 17 March 2022. Please keep this notice as record of changes to your Loan Contract.**

### Changes to Section 1: Useful information

The second sentence of the first paragraph under the heading **You could save with a Home Loan Wealth Package** is amended by deleting the reference "of \$395"

### Changes to Section 2: General Terms and Conditions that apply to all Loans

The third paragraph of **Clause 2.2 You must pay our preliminary costs** is amended to read:

"We usually collect these costs from you prior to issuing your Contract. If any costs are still to be paid, we'll set them out in your Schedule."

**Clause 5.3 Stopping funding** is amended as follows:

The opening phrase is amended to read as follows: "We may refuse to fund the Loan (including progress payments under a construction loan) if any of the following conditions (a) – (g) apply:

A new subparagraph (f) is added as follows:

(f) Managing regulatory risk: We reasonably consider necessary to comply with our financial crimes policies or any laws in Australia or overseas;"

Existing paragraph (f) is renumbered (g).

**Clause 9.1 When you could be in default** is amended as follows:

The opening phrase is amended to read: "You are in default under the Contract if any of the following conditions (a)–(m) apply:"

The following paragraphs are amended to read:

"(b) Breach of Contract: You do not keep to the other terms of the Contract or the terms of any Security Agreement in a manner which materially increases our risks in relation to the Loan;

(e) Failure of Security Provider: Any Security Provider breaches any term or condition of the Security in a manner which materially increases our risks in relation to the Loan or withdraws from the mortgage or from the guarantee itself;

Paragraph (g) is deleted and subsequent paragraphs renumbered

(h) Illegality/Proscribed Person: We believe on reasonable grounds that: (i) it is, or may become, unlawful or contrary to our legal obligations, for you or us to continue with the Loan; or (ii) you, a Security Provider or signatory appears to our reasonable satisfaction to be a Proscribed Person (as that term is defined in clause 11.23).

(i) Wilful damage: You or any Security Provider wilfully damage the Security Property;

(j) Failure to insure: You or any Security Provider fail to adequately insure the Security Property for the full replacement value;

In the second paragraph of the **Clause 10.1 Changing Interest rate**, delete references to "guaranteed interest rate period."



**Clause 10.4 Notifying you of changes** this clause is renamed "**Clause 10.4 Type of changes we can make and how we tell you**" and the following two new paragraphs are inserted at the beginning:

"The changes we can make without your agreement are set out in clauses 10.1, 10.2 and 10.3 above. We'll act reasonably when exercising these rights and only do so for legitimate business purposes.

We give you notice of changes in interest rates as set out in clause 10.1."

In **Clause 10.6 If you want to change your Loan Type in Portability is**, delete references to "or guaranteed".

In **Clause 13. Your Loan Options** the following changes are made:

Column 3 Extra Repayments Without Penalty is renamed "Additional Repayments Without Penalty".

Row 3 "**Guaranteed Rate**" under the Loan Type is removed

Insert a new Row 7 "CommBank Green Loan". A tick appears in the column "Additional Repayments Without Penalty" and a cross appears for all other columns in this row.

Row 16 "**Viridian Line of Credit**" insert a new footnote 5 to read: "On and from 22 August 2021, Viridian Line of Credit (VLOC) has a maximum credit limit of \$150,000 for new loan applications and existing VLOCs may only be topped up to a maximum credit limit of \$150,000."

Footnote 3 is amended to read "Fixed Rate must be broken and an Early Repayment Adjustment may be payable."

Footnote 5 and 6 are updated to 6 and 7 respectfully.

\* Footnote is amended by replacing the third bullet point with the following two bullet points:

- To another product type while the loan is partially funded (e.g. Construction Loan). The loan must be fully funded before you switch.
- To another product type while the loan is a Bridging Loan. This does not apply for the ongoing loan."

\*\* Footnote is amended to read: "Discounted Variable Rate loan cannot be part of a split loan. Loans which are partially funded (e.g. Construction Loans) and Bridging Loans (this does not apply for the ongoing loan) are not eligible for splitting"

## Changes to **Section 2: Home Loans (HL)**

In clauses **HL1, HL3, HL11, HL12 and HL14**, delete references to "or guaranteed".

In Clause **HL1.6 When a fixed rate will convert to a variable rate**, add the following paragraphs after the existing paragraph:

"For any fixed interest rate periods commencing from 17 December 2021, if the end date would otherwise fall on:

- A non-Business Day, or
- The first Business Day after the 1st of the month where the 1st of the month falls on a non-Business Day

the end date may occur earlier and result in a shorter fixed interest rate period by up to 4 calendar days. The actual end date will depend on the day of the month the end date would otherwise fall on and, if that day falls on a weekend, whether the weekend is standard (Saturday and Sunday) or includes a national public holiday. For more information on when end dates get adjusted in this way, see our FAQs on NetBank."

In Clause **HL4.1 When you must pay interest**, add the following paragraph after the first two sentences:

For any interest only periods commencing from 17 December 2021, if the end date would otherwise fall on:

- A non-Business Day, or
- The first Business Day after the 1st of the month where the 1st of the months falls on a non-Business Day

the end date may occur earlier and result in a shorter interest only period by up to 4 calendar days. The actual end date will depend on the day of the month the end date would otherwise fall on and, if that day falls on a weekend, whether the weekend is standard (Saturday and Sunday) or includes a national public holiday. For more information on when end dates get adjusted in this way, see our FAQs on NetBank."

The sixth paragraph of the **Clause HL9.4 How we calculate the amount available for redraw** is amended to read as follows:

"We may adjust the amount available for redraw between interest due dates to take into account intra-month events, such as changes to your direct debit arrangements, redraws, additional payments, dishonours or adjustments."

A new item (f) is inserted in **Clause HL10.1 When we can suspend or change redraw**:

"(f) we reasonably consider necessary to comply with our financial crimes policies or any laws in Australia or overseas."

## Changes to **Section 2: Equity Unlock for Seniors (C)**

In the first paragraph of **Clause C5. Credit balances**, a second sentence is added as follows:

"Credit interest is not paid on the Equity Unlock Loan for Seniors."

**Section 2: Viridian Line of Credit** A **note** is added to this section as follows:

**"Note:** On and from 22 August 2021, Viridian Line of Credit (VLOC) has a maximum credit limit of \$150,000 for new loan applications and existing VLOCs may only be topped up to a maximum credit limit of \$150,000."

In the first paragraph of the **Clause O5/LOC5. Credit balances**, a second sentence is added as follows:

"Credit interest is not paid on the Viridian Line of Credit."

## **Section 2: Transacting on your Viridian Line of Credit and Equity Unlock Loan for Seniors (T)**

The **note** to this section is amended by adding:

"On and from 22 August 2021, Viridian Line of Credit (VLOC) has a maximum credit limit of \$150,000 for new loan applications and existing VLOCs may only be topped up to a maximum credit limit of \$150,000."

The second sentence in clause **T4. Tax on credit funds** is amended to read:

"Credit interest is not paid for Viridian Line of Credit or Equity Unlock Loan for Seniors when they have credit balances."

In clause **T8. Making deposits** add the following as a new last sentence "For over the counter cash deposits and cash transactions, we may require depositors to verify their identity before the deposit or transaction will be accepted."

Clause **T13. What interest can I earn?** is amended to read:

"Credit interest is not paid for Viridian Line of Credit or Equity Unlock Loan for Seniors when they have credit balances."

**Section 3: General Terms and Conditions that apply to Packages no longer for sale.** This section is renamed **Section 3: Wealth Package and Mortgage Advantage** with all clauses deleted and replaced with the following:

"Wealth Package and Mortgage Advantage are similar offerings of concessions and benefits we offer our customers with an eligible home loan/investment home loan/line of credit. Wealth Package is available to customers who apply directly to us and Mortgage Advantage is available for customers who apply through their broker. The same terms and conditions apply for both."

You can find the Package Terms and Conditions and Fact Sheet for our Wealth Package and Mortgage Advantage at [commbank.com.au/wealthpackage](http://commbank.com.au/wealthpackage)."

**Section 4: General Terms and Conditions that apply to MISA** is amended by deleting the reference to "Guaranteed Rate".

In clause **M3. Making deposits** add the following as a new last sentence: "For over the counter cash deposits and cash transactions, we may require depositors to verify their identity before the deposit or transaction will be accepted."

