

3 September 2018

Dear Valued Customer,

**RE: AN IMPORTANT NOTICE REGARDING CHANGES TO OUR FEES & CHARGES**

Our Fees and Charges relating to Home Loans are changing.

The changes are set out below in the Supplementary Product Disclosure Statement, (SPDS).

**Effective date of changes is 3<sup>rd</sup> September 2018.**

This SPDS supplements the Bank of Sydney Ltd Fees and Charges PDS booklet (v10/2017) and any other related PDS. Please take time to review the SPDS. Should you require any further information, please do not hesitate to contact Bank of Sydney Ltd on 1300 BANKING (1300 226 546).

 Yours sincerely,  
 Bank of Sydney Ltd

**SUPPLEMENTARY PRODUCT DISCLOSURE STATEMENT (SPDS)  
FEES AND CHARGES**

	<b>Settlement Fee</b>	
<p><b>New fee added immediately prior to the home loan table on page 24.</b></p> <p><i>Note that this also consolidates a number of individual fees previously charged such as</i></p> <ul style="list-style-type: none"> <li>• Local telegraphic transfer/s;</li> <li>• Land title searches; and</li> <li>• Searches of caveats, covenants, and encumbrances.</li> </ul>	Settlement Fee  -Applies for Owner Occupied and Investment Home Loans per application secured by residential property and issued to Individual borrowers. -Payable at the time of new loan settlement only, variations and top ups to existing loans will not incur the settlement fee -Covers the following in relation to the settlement: <ul style="list-style-type: none"> <li>• Up to 2 Bank cheques included, (thereafter charged at \$5 each)</li> <li>• Local telegraphic transfer/s</li> <li>• Consumer credit enquiry/ies</li> <li>• Land title searches</li> <li>• Searches of caveats, covenants, and encumbrances</li> </ul>	\$150.00

<b>Existing Fees</b>		<b>Changes (NEW)</b>
<b>Expect More Home Loan (page 25)</b>		
Legal Fees	\$400 waived for the first application only (Subject to qualifying criteria. For all additionally loans, fees are payable by the applicant)	\$475 waived for the first application only (Subject to qualifying criteria. For all additional loans, fees are payable by the applicant)
Valuation Fees	\$330 waived for the first application only (Subject to qualifying criteria. For all additionally loans, fees are payable by the applicant)	\$420 waived for the first application only (Subject to qualifying criteria. For all additional loans, fees are payable by the applicant)
<b>Searches (Where required in relation to any banking facility or service and where carried out by officers of the bank) (page 29)</b>		
Land Titles Searches	\$30.00	\$30.00 (Nil for "Expect More Home Loan Package" loans and Home Loans where a Settlement fee applies)
Searches of Caveats, covenants and encumbrances	\$20.00	\$20.00 (Nil for "Expect More Home Loan Package" loans and Home Loans where a Settlement Fee applies.)
Business Name Searches	\$50.00 (NIL for all deposit products)	No change
ASIC Searches	\$50.00	No change
Company Enquiry Searches	\$50.00	No change