



Home Loans

Choose a Star Home Loan to own your dream home

Buying a home is a big step and we are here to make your home purchase as easy as possible.

A Star Home Loan offers a choice of fixed and floating loan option. This allows you to make a choice that suits your financial situation. You can also split your loan between more than one type of facility.

How much can you borrow?

You can borrow up to 80% in most urban areas, and up to 95% in exceptional cases depending on income, security and other financial commitments.

If you are an investor, you may use the equity in your existing property, but not exceeding the lending ratio specified by the bank.

The amount of borrowing varies depending on things like your income, other financial commitments, savings, type of property you are buying, equity in existing property etc.

If you are approved over 80%, the bank may charge a low equity fee and you may need to provide a registered valuation report.

Types of home loan

You can choose to mix and match your home loan to suit your budget. You can choose a revolving credit, floating or fixed rate loan – or any combination to suit you.

Revolving Credit

A revolving credit home loan is a credit facility secured against your property. You can withdraw funds up to the approved limit. You have the flexibility of making lump sum payments at no cost. You can also have your income paid in a revolving credit account allowing you to use it as an everyday bank account.

Floating Rate Loan

A floating loan gives you the flexibility to make lump sum payments, take money out up to your approved limit, increase your repayments – at no extra cost. It is ideal if you want to

keep your revolving credit separate for all your daily banking needs. A floating rate is variable therefore you can also take advantage of the current competitive rates.

Fixed Rate Loan

A fixed interest rate stays the same for the length of time you have chosen (6 months to a maximum term of 5 years). Your payments will be the same for the fixed term duration of the loan. It is a great option if you like a fixed monthly budget or if you prefer certainty about your payments. There will be a charge for any lump sum or early repayments.

How about a combination?

You have the choice of splitting your loans between fixed and floating rates. There is no set limit as long as the total loans are up to the approved limit. Having a part of your loan on floating gives you the freedom to make lump sum payments which could help you save on interest costs.

Getting a home loan

You would be in a stronger position to negotiate with a conditional pre-approval. It is advisable that you make an offer conditional to finance unless otherwise unconditionally approved by the bank. If you plan to buy at auction, it is essential to have a pre- approval since auction sales are unconditional.

So talk to us first before you make an offer and we will give you a clear idea of how much you can borrow.

How to get started

You can apply for a home loan by visiting your local Bank of India branch, located at 10 Manukau Road, Epsom, Auckland. If you prefer, you can contact us on 09 926 5797 or visit our website www.bankofindia.co.nz to download an application form.

Bank of India home lending criteria and terms and conditions apply. Fees and charges may apply. A low equity fee may apply for any loan approval over 80%. An additional fee or higher rate may apply if the loan application is accepted but does not meet the bank's standard lending criteria. The details in this brochure are subject to change, please contact your BOI branch for current and full details.

Here is a quick checklist of what to take to your home loan appointment

Identification:

Either your current passport or New Zealand driver's licence

Proof of annual income:

- A recent payslip confirming your annual income or your last 3 consecutive payslip
- **Or**
- Income assessment from IRD showing your annual gross income for the last financial year
- If you are self-employed, please provide your last two years financial reports prepared by a chartered accountant
- If you have rental income a copy of the tenancy agreement or rental appraisal signed by a property manager

New to Bank of India customers only:

- Current bank statement or utilities (phone/power) bill showing your name and address
- Banking history – last 6 months bank statements

If you are refinancing:

- Your bank and/or financial institution original statements showing repayments for the last 6 months

Proof of deposit:

- Bank statements or a sale and purchase agreement if selling a property
- Gifting certificate

If you have made an offer on a property:

- Signed copy of the Sale and Purchase Agreement
- Valuation report (if available)

Additional documents if you are building:

- Fixed price builder's quote confirming total cost of project
- Registered valuation upon completion – based on plans (if available)
- All relevant Council consents
- Details of the builder to confirm if they are Licensed and/or Master Builder