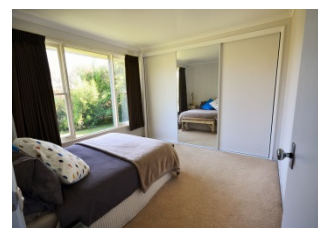


DELIGHTFUL & AFFORDABLE



How much could my Monthly Loan Repayments be?



6 Mott Street, Warrnambool

Delightful 3 bedroom home perfect for first home buyers, small family or retirees.

The home has been freshly painted and has plenty of alluring attributes. The kitchen is gorgeous with ivory cupboards, blue granite look bench top, stainless steel oven, hot plates and dishwasher. The kitchen incorporates a good size dining which extends into a large living with gas heater and large windows looking out on to a relaxing private garden.

The dreamy bedrooms are accessed off a good size hallway and two of the three have BIR's. The 3rd bedroom would make an ideal nursery or study.

Outside is a spectacular out door under cover entertaining area which has stunning crazy bluestone look paving. There is a lovely relaxing patio area and vege patch. The home has a single garage and carport and is close to schools and Centro Shopping Centre.

Purchase Price	\$ 285,000
Interest Rate	4.09%
Years of Loan	30

Deposit	Loan Amount	Monthly Payment	Weekly Payment
0%	\$285,000	\$1,375	\$317
5%	\$270,750	\$1,307	\$302
10%	\$256,500	\$1,238	\$286
15%	\$242,250	\$1,169	\$270
20%	\$228,000	\$1,100	\$254
25%	\$213,750	\$1,032	\$238
30%	\$199,500	\$963	\$222
35%	\$185,250	\$894	\$206
40%	\$171,000	\$825	\$190
45%	\$156,750	\$757	\$175
50%	\$142,500	\$688	\$159

The information is provided as a guide to assist in understanding the mortgage payments with a property purchase or refinance. Other monthly/annual charges may apply but are not included above. No allowance has been made for the fees associated with the purchase of the property, such as Stamp Duty, Legal Fees, LMI etc.

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*This document does not contain advice. The information contained in this document is of a general nature only and does not take into account your particular objectives, financial situation or needs. All figures shown are estimates only, calculated using the rate and term shown. Different amounts (of loan) and different terms will result in different comparison rates, and other fees or waivers may also affect the cost of the loan. To view a comparison rate schedule, contact your local Homeloans Accredited Mortgage Consultant. This information is not to be used or relied upon (nor substituted for) financial advice. No warranty is given in respect of this information and Homeloans, its associated companies, agents or employees will not be liable in any way with respect to decisions or actions taken by you having regard to this information. Maurice Graham is a credit representative (CR No. 422678) of Homeloans Ltd (Australian Credit Licence No. 247829).

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