

SmartSuite Commercial Fees and Charges Guide

Current as at 9 November 2023

For existing loans only, not available for new lending.



AdelaideBank

Upfront fees and charges

Valuation fee – unascertainable

Payable to cover valuation costs associated with valuing a commercial or residential property. The fee varies based on the value of the security and must be paid prior to the instruction of the valuation.

Funds disbursement fee – \$15

Payable to disburse or provide access to loan proceeds at settlement.

Legal costs – Unascertainable

Payable for legal costs associated with processing and settlement of the loan.

Administration fees

Monthly administration fee - \$25 per month

Payable monthly for each term loan (the Monthly Administration fee will be applicable to each loan split).

Event driven fees and charges

Duplicate fee – \$10 per document

Payable when you request an additional copy of any statement, notice or other document.

Redraw fee

- Online/phone banking redraw – free
- Manual redraw - \$50 per withdrawal

Payable when you redraw all or part of the amounts paid above the agreed repayments in your loan. Minimum redraw amount is \$1.

Loan Variation fee – \$600

Payable in each instance when you apply and we agree to:

- Vary your existing contract
- Substitute a security

Fixed interest rate fee – \$150

Payable in each instance when you apply and we agree to:

- Changing from a variable to a fixed rate

Consent to lease fee – \$250

Payable when we peruse and approve a tenancy agreement where we hold a mortgage over a security. Where an external solicitor is used by us to carry out the perusal, their fee will also be payable by you.

Direct debit dishonour fee – \$10

Charged when there are insufficient funds in your account to cover an inward direct debit.

Repayment recalculation fee – \$75

If you pay extra funds into your loan, you may be able to recalculate your repayments in order to reduce your monthly repayments. This fee is payable when you make your request.

Security handling fee – \$150

In cases where we need to deal with a security after settlement, such as varying the order of priority or changing names on the security. This fee is payable per dealing.

Subsequent valuation fee – unascertainable

Payable each time we value a property as a result of a request by you to amend the terms of your loan and/or a security. To be paid prior to the instruction of the valuation.

Outward telegraphic transfer fee – \$30

Payable when you request same day transfer of funds be made electronically to a non Adelaide Bank account.

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Inward telegraphic transfers (domestic) – \$2

Acceptance of payment from an Australian financial institution for fast transfer to an Adelaide Bank account.

Inward telegraphic transfers (international) – \$10

Acceptance of payments in foreign currency for fast transfer to an Adelaide Bank account.

Arrears Administration Fee – \$60

Payable if an arrears administration event occurs. The fee is payable with the next minimum repayment. This fee will not be charged where the bank is notified that the party(ies) to the loan are deceased.

Discharge fees

Discharge administration fee – \$275

Payable for each security attached to a commercial loan that we partially or fully discharge on your request.

Deed of assignment fee – \$250

Payable to us to assign a mortgage to another party.

Deferred establishment fee – 1.50% of the contracted loan amount

Payable if you terminate your loan contract within 48 months of the settlement date.

Break costs (fixed rate) – unascertainable

Break costs may be payable in certain circumstances during a loan term such as:

- Breaking your fixed rate term to convert to a variable rate or to discharge your loan.

Prepaying more than the allowed amount per annum on a fixed rate