

Schedule of Fees



Effective 5 July 2023

Legal fees	Legal fees for the preparation of loan documentation and attending settlement	Payable by the client to Think Tank's solicitor at settlement	Variable
Residential valuation fee	Fee payable to cover the cost associated with a residential valuation. Includes residential and residential SMSF loans	Payable by the client to Think Tank's solicitors at settlement	\$385 (incl GST)
Commercial valuation fee	Think Tank will instruct an accredited Valuer to value the security property. Includes commercial and commercial SMSF loans	Payable to Think Tank upon acceptance Of the Letter of Offer	Variable
Trust Deed or Corporate Structure review	Legal fees associated with the adhoc legal review of one Trust Deed or/ and a Corporate Structure	Payable to Think Tank at settlement	\$275 (incl GST)
Legal disbursements	Variable costs charged by solicitor for tasks such as searches, photocopying etc	Payable by the client to Think Tank's solicitor at settlement.	Variable
Commitment Fee (Applicable to Commercial & SMSF loans only)	Payable to Think Tank to cover costs associated with approving and establishing the loan. The amount paid is credited towards the Establishment Fee at settlement of the loan.	Payable to Think Tank prior to issuance of the Letter of Offer	0.50% + GST of Establishment Fee (minimum \$550)
Establishment fee	Payable to Think Tank to process the loan application and subsequently approve and establish the loan	As per Letter of Offer	As per Letter of Offer
Account fee	Payable to Think Tank monthly if the reduced Establishment Fee option is selected by you.	Monthly fee charged on the same date that monthly loan payments are payable	\$20 per month if there is 1 loan referred to in the Letter of Offer. If there is more than 1 loan referred to in the Letter of Offer then \$10.00 per loan per month.
Settlement fee	Payable to the Trustee on settlement of the loan	Payable at settlement	\$450
Title insurance	Insurance premium to insure the title of the property	Payable to Think Tank upon acceptance of the Letter of Offer payable at settlement	Variable on size of loan
Maturity conversion fee	Payable upon a Flexi Loan reaching maturity and converting into a principal and interest loan	Payable at the time of conversion. Payable by the client to Think Tank.	0.30% of the approved loan amount.
Rollover fee	Applied where a customer requests, and Think Tank approves, an extension of the interest only period of the loan	Payable at the time of conversion. Payable by the client to Think Tank.	0.15% of the outstanding loan balance + GST of the loan size.
Extension of loan term fee	Applied where a customer requests, and Think Tank approves, an extension to the maturity date of a loan	Payable by the client to Think Tank upon acceptance of the extension	\$550 (incl GST)
Redraw fee	Payable when a redraw occurs from a loan which is in advance of its scheduled repayments	Deducted from the amount of the redraw	\$25 per redraw unless stated otherwise in your Offer of Finance

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Break cost fee	Fee if a customer in a fixed rate loan makes an additional repayment of principal or converts their fixed rate loan to a variable rate loan prior to expiration of the fixed rate period	This fee is calculated as an economic loss calculation + an administration fee. Fee will be debited to the loan upon receipt of an early repayment or conversion of loan.	Economic loss + \$50 admin fee
Early repayment fee (Applicable to Commercial & SMSF loans only)	Payable should you repay the whole of the principal within 3 years of the settlement date.	Payable at the time of discharge	3 month's interest calculated on the amount of principal repaid unless repayment is from the proceeds of sale of <i>real estate security</i> or from your own cash funds in which case it will be reduced to 1 month's interest on the amount principal repaid.
Dishonour fee	Charged upon rejection of a credit to an account	Charge at time transaction is performed. Charged per occurrence.	\$30
Monthly arrears fee	Fee for late payment of a loan repayment	Arrears fee is to be charged 30 days after payment due if still in arrears and monthly thereafter	\$50
Default rate	A penalty interest rate above the current interest rate will apply for all loans that are > 14 days in arrears	Charge whenever a repayment is late by 14 days or more until arrears are rectified. (NCCP Loans – only charged on the outstanding payment amount)	4% above current rate
Loan switching fee	A fee charged when part or all of a variable rate loan is converted to a fixed rate loan	Charge per conversion at the time conversion is performed. Debited from the loan immediately and may NOT overdraw the loan (in the event funds are not available, the request should not be processed or funds should be deposited). Fee is not charged when a loan converts from fixed to variable rate.	\$330 (incl GST)
Duplicate statement fee	Fee for producing a copy of a statement previously sent	Manually charged at time transaction is performed. Charged per occurrence.	\$20
Photocopy of documents	Fee for providing a copy of documents already provided	Manually charged at time transaction is performed. Charged per occurrence.	\$30
Courier fee	Fee for sending documents via courier	Manually charged at time transaction is performed. Charged per occurrence.	Variable
Request fee	Fee charged per request received to provide written taxation, balance confirmation, transaction or audit information to a customer or the accountant/ adviser	Manually charged at time task is performed. Charged per request.	\$55
Manual task fee	A fee charged where staff are required to dedicate time to a specific request from a customer (i.e. photocopying loan documents)	The fee is calculated by Think Tank at an hourly rate and is charged at time transaction is performed.	\$75 per hour
Discharge of security fee (partial or full)	Fee should a full or partial discharge of security be requested	Charged at time transaction is performed. Charged per occurrence.	\$330 + legals (incl GST)

Recalculation of payout figure fee	Fee for calculating the payout figure for a full or partial discharge of security	Two free requests for payout figures are provided for each proposed discharge of security, each subsequent request for a payout figure will incur a fee.	\$88
Consent to sub-division, leases, second mortgage, easements etc. fee	Fee should a consent to subdivision, leases, easements etc., be granted	Charged per request received for a consent to subdivision, leases, easements etc	\$330 + legals (incl GST)
Substituting security fee	Fee should the security on a loan be substituted	Charged per request received to substitute the security on a loan	\$330 + legals (incl GST)
Production of title fee	Fee should a title need to be produced	Charged per request received to produce the title	\$165 + legals (incl GST)
Document handling out of pocket expense fee	The amount of out of pocket expenses incurred by Think Tank for document handling	Charged when incurred	Variable
Legal costs and disbursements	Payable should Think Tank or the lender or the Trust Manager incur them as a result of a client matter regarding the contract or the security, or an amendment or discharge of the contract or security	Payable by the client to the solicitor at settlement or as otherwise advised.	Variable
Settlement delay or cancellation fee	The amount which is the loss Think Tank suffers due to a delayed or cancelled settlement. The amount of this loss will be equal to the aggregate of any out of pocket expenses Think Tank incurs in connection with the matters referred to in the next column, and the amount of interest which would have been payable under this Contract had settlement taken place from (and including) the anticipated Settlement Date until (but excluding) the earlier of: a. the actual date of settlement (if settlement occurs); and b. the date on which the funds made available by Think Tank are remitted back to Think Tank.	Charged if settlement delay occurs. Think Tank treasury will advise	Variable
Delayed or cancellation of a fixed interest repayment	The amount which is the loss Think Tank suffers due to a delayed or cancelled repayment of a Fixed Interest loan. The amount of this loss will be equal to the aggregate of any out of pocket expenses Think Tank incurs in connection with the matters referred to in the next column, and the amount of interest incurred due to the delayed or cancelled repayment.	Charged to the loan account	\$250 + any loss suffered

Additional valuation fees	Payable should Think Tank or the Trust Manager incur them as a result of a client matter regarding this contract or the security, or an amendment or discharge of this contract or security	Payable by the client when Think Tank or Trust Manager are required to pay this fee	Variable
Insurance arrangement fee	Payable should Think Tank or the Trust Manager have to arrange for insurance for the security property due evidence of insurance not being provided upon request	Charged when insurance is arranged	\$175 + insurance premium
Loan contract stamp duty		Payable on settlement unless paid prior	Variable
Mortgage stamp duty		Payable on settlement unless paid prior	
Guarantee stamp duty	(if applicable)	Payable on settlement unless paid prior	
Registration fees	Payable to the relevant government body where a document is registered	Payable on settlement unless paid prior	
Lto production fee	Payable should Think Tank need to pay the relevant government body when a title deed is produced	Payable on settlement unless paid prior	Variable
Title search fee		Payable on settlement unless paid prior	Variable
Urgent settlement fee for Residential loans.	<ul style="list-style-type: none"> Any request to issue the Letter of Offer within 4 hours of receiving settlement instructions. Any request to settle the loan within 5 business days of receiving instructions. Any request to settle the loan within 2 business days of receiving signed docs. Any other requests which cannot be facilitated within Think Tank's normal service levels delivery timeframe. 	Payable at settlement	\$295 (excl GST)

Fees stated are current at the time of printing, however are subject to change from time to time. Should you at any stage in the future require details of our fees please contact us on 1300 163 184.