

**Comparison Rate Schedule**

Heritage Building Society

Date of Issue: 14 December 2004

<b>Home Loans</b>											
	Standard Variable & Equity Choice	Fixed Rate Loans				Value Plus	Premium Variable	Basic Variable	Professional Package	Bridging Loan	
		1 year fixed at	2 years fixed at	3 years fixed at	5 years fixed at						
<b>Annual Percentage Rate (p.a.)</b>	<b>6.83%</b>	<b>6.55%</b>	<b>6.55%</b>	<b>6.49%</b>	<b>6.79%</b>	<b>5.82%</b>	<b>6.99%</b>	<b>6.45%</b>	<b>6.45%</b>	<b>6.83%</b>	
		<b>Then the variable rate 6.83%</b>	<b>Then the variable rate 6.83%</b>	<b>Then the variable rate 6.83%</b>	<b>Then the variable rate 6.83%</b>	<b>Then the variable rate 6.83%</b>					
<b>Amount</b>	<b>Term</b>	<b>Comparison Rate (per annum)</b>									
\$20 000 for a term of	4 years	9.329%	9.202%	9.116%	9.011%	9.289%	8.874%	7.377%	8.410%	9.608%	9.602%*
\$25 000 for a term of	5 years	8.509%	8.404%	8.326%	8.222%	8.470%	8.130%	7.225%	7.705%	8.789%	8.608%*
\$30 000 for a term of	5 years	8.228%	8.123%	8.045%	7.940%	8.188%	7.850%	7.186%	7.495%	8.406%	8.307%*
\$50 000 for a term of	7 years	7.483%	7.404%	7.340%	7.247%	7.446%	7.198%	7.066%	6.898%	7.505%	7.467%*
\$70 000 for a term of	25 years	7.043%	7.014%	6.986%	6.944%	7.025%	6.936%	6.996%	6.549%	6.953%	6.978%*
\$100 000 for a term of	25 years	6.979%	6.950%	6.922%	6.880%	6.961%	6.873%	6.994%	6.519%	6.803%	6.934%*
\$130 000 for a term of	25 years	6.945%	6.915%	6.888%	6.846%	6.927%	6.838%	6.993%	6.503%	6.722%	6.910%*
\$150 000 for a term of	25 years	6.929%	6.900%	6.873%	6.831%	6.911%	6.823%	6.993%	6.496%	6.686%	6.899%*
\$200 000 for a term of	25 years	6.905%	6.875%	6.848%	6.806%	6.887%	6.798%	6.992%	6.485%	6.627%	6.882%*
\$225 000 for a term of	25 years	6.896%	6.867%	6.840%	6.798%	6.878%	6.790%	6.992%	6.481%	6.608%	6.876%*
\$250 000 for a term of	25 years	6.890%	6.860%	6.833%	6.791%	6.872%	6.784%	6.992%	6.478%	6.592%	6.871%*
\$275 000 for a term of	30 years	6.880%	6.853%	6.829%	6.791%	6.863%	6.785%	6.991%	6.472%	6.571%	6.863%*
\$300 000 for a term of	30 years	6.875%	6.849%	6.825%	6.787%	6.859%	6.781%	6.991%	6.470%	6.561%	6.860%*

These rates are applicable for secured loans only.

**WARNING:** This comparison rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers, are not included in the comparison rate but may influence the cost of the loan.

\* Bridging Loans are not available for the terms specified for these comparison rates.