



Disclosure date: *Date of loan agreement*

Here's your home loan summary

Borrower

Name and address of each borrower

What's in this pack

There are three documents that make up your **home loan agreement**. Those documents are:

- this **home loan summary**;
- our **home loan terms and conditions**; and
- our **fees and limits** brochure.

In addition, your relationship with us is governed by our **general terms and conditions** (also enclosed).

We may change these documents from time to time, but we'll give notice before the changes apply to you. You can **contact us** to find the most up to date versions of our documents.

Our agreement with each other

We agree to lend you money and you agree to repay that money, pay interest, and pay any other fees.

Each of us agree to do these things in accordance with all the terms of your **home loan agreement**.

Meanings of the words in bold

The words in bold have specific meanings which can be found in our **home loan terms and conditions** under "What do the words in bold mean?".

Important information

You'll notice shaded boxes (like the one below) throughout this **home loan summary** and our **home loan terms and conditions**. These boxes contain particularly important information that we want to bring to your attention.

Your **home loan agreement** contains important information about your **home loan**, including information about how interest and payments are calculated.

Signing this **home loan summary** means you agree to all the terms of your **home loan agreement**.

Please read everything carefully before you sign. If you have any questions, please **contact us** or your solicitor. You'll find our contact details at the top of this **home loan summary**.

At a glance

Your **home loan** is made up of:

Type of loan	Loan amount or credit limit	Interest <i>The type of interest rate will be shown in this column. For example:</i>	Term of your loan
Term loan	<i>\$Amount</i>	You're on our variable rate. Your loan is interest only for <i>Sample years</i> .	<i>Sample years and sample months</i>
Term loan	<i>\$Amount</i>	Your interest rate is fixed for the first <i>Sample years</i> of your loan .	<i>Sample years and sample months</i>
Term loan	<i>\$Amount</i>	You're on our offset variable rate.	<i>Sample years and sample months</i>

Your totals	
Total loan amount of term loans	<i>\$Amount</i>

More information about your home loan

Your **home loan** is made up of:

Term loan	
Loan amount	<i>\$Amount</i>
Outstanding balance	Zero
How do you borrow your term loan	Your loan can be borrowed in one lump sum on or before the final borrowing date .
Final borrowing date	<i>Date</i>
Your interest rate	<i>Details of your interest rate will appear here. For example:</i> Our variable rate will apply to your loan . Our current variable rate is <i>Sample%</i> p.a. Our variable rate can change at any time (including before you borrow).

Your regular payments	<i>Details of your payments will appear here. For example:</i> During your interest only period, your regular payments will be made up of interest only. After your interest only period, your regular payments will be made up of principal and interest for the rest of the term of your loan. Having an interest only period means you'll pay more interest over the term of your loan than you would if you made payments of principal and interest. Interest only period: [•] from the date you borrow your loan. Amount of each payment: • \$<i>Amount</i> during your interest only period (based on our current variable rate); and • \$ <i>Amount</i> after your interest only period (based on our current variable rate). Number of payments: • <i>Number</i> during your interest only period; and • <i>Number</i> after your interest only period. Payment frequency: Each <i>week/fortnight/month</i> until the end of the term of your loan. We'll agree the date for the first payment with you, but it can't be later than one <i>week/fortnight/month</i> after the day you borrow your loan. The amounts of your regular payments are indicative only. We've calculated these amounts assuming you've borrowed the full loan amount at our current variable rate. Our variable rate may be different at the time you borrow your loan and may change over the term of your loan so the actual amounts you pay are likely to be different to the above.
Term	Ends <i>Sample</i> years from the date you borrow money under this loan .

Term loan	
Loan amount	\$ <i>Amount</i>
Outstanding balance	Zero
How do you borrow your term loan	Your loan can be borrowed in one lump sum on or before the final borrowing date .
Final borrowing date	<i>Date</i>

Your interest rate	<i>Details of your interest rate will appear here. For example:</i> Fixed rate period: <i>Sample years</i> from the date you borrow your loan. The rate that will apply during your fixed rate period: • if you borrow your loan on or before <i>Date</i>, the lower of <i>Sample rate%</i> p.a. and our <i>Sample year</i> fixed rate on the date you borrow your loan; or • if you borrow your loan after <i>Date</i>, our <i>Sample year</i> fixed rate on the date you borrow your loan. After your fixed rate period, our variable rate will apply for the rest of the term of your loan. Our current rates: • Our <i>Sample year</i> fixed rate is <i>Sample rate%</i> p.a. • Our variable rate is <i>Sample rate%</i> p.a. Our interest rates can change at any time (including before you borrow). If you want to repay any part of your loan early, you can do this at any time. However, if you want to do this during your fixed rate period, you may have to pay us a fixed rate break cost. You can find information about how we calculate this in our home loan terms and conditions. The fixed rate break cost can be large, so please talk to us if you're thinking of repaying any part of your loan early during your fixed rate period.
Your regular payments	<i>Details of your payments will appear here. For example:</i> Your regular payments will be made up of principal and interest. Amount of each payment: • <i>\$Amount</i> during your fixed rate period (based on a fixed rate of <i>Sample rate%</i> p.a.): and • <i>\$Amount</i> from the end of your fixed rate period (based on our current variable rate). Number of payments: • <i>Number</i> during your fixed rate period; and • <i>Number</i> from the end of your fixed rate period. Payment frequency: Each <i>week/fortnight/month</i> until the end of the term of your loan. We'll agree the date for the first payment with you, but it can't be later than one <i>week/fortnight/month</i> after the day you borrow your loan. The amounts of your regular payments are indicative only. We've calculated these amounts assuming you've borrowed the full loan amount and also based on the interest rates specified in this section. The interest rates may be different at the time you borrow your loan and may change over the term of your loan so the actual amounts you pay are likely to be different to the above.
Term	Ends <i>Sample years</i> from the date you borrow money under this loan .

Term loan	
Loan amount	<i>\$Amount</i>
Outstanding balance	Zero
How do you borrow your term loan	Your loan can be borrowed in one lump sum on or before the final borrowing date .
Final borrowing date	<i>Date</i>
Your interest rate	<i>Details of your interest rate will appear here. For example:</i> Our offset variable rate will apply to your loan. Our current offset variable rate is <i>Sample rate%</i> p.a. Our current offset ratio is 1 Our offset variable rate and offset ratio can change at any time (including before you borrow).
Your regular payments	<i>Details of your payments will appear here. For example:</i> Your regular payments will be made up of principal and interest. Amount of each payment: • <i>\$Amount</i> (based on our current offset variable rate). Number of payments: • <i>Number</i> Payment frequency: Each <i>week/fortnight/month</i> until the end of the term of your loan. We'll agree the date for the first payment with you, but it can't be later than one <i>week/fortnight/month</i> after the day you borrow your loan. The amount of your regular payments is indicative only. We've calculated these amounts assuming you've borrowed the full loan amount at our current offset variable rate. These calculations also assume that the balance of the offset accounts for your loan is zero. Our offset variable rate may be different at the time you borrow your loan and may change over the term of your loan so the actual amounts you pay are likely to be different to the above.
Term	Ends <i>Sample</i> years from the date you borrow money under this loan .

Your term loan totals

Total amount of your term loans	<i>\$Amount</i>
Total interest costs of your term loans	<i>\$Amount</i>
Total amount of your payments for your term loans	<i>\$Amount</i>

These totals don't include any **term loan** that you can borrow in stages.

The total interest costs and the total amount of your payments are based on the interest rates referred to in the "Your regular payments" section for each **term loan**. The interest rates may be different at the time you borrow each **term loan** and may change over the **term** of your **term loan** so the actual amounts you pay are likely to be different to these totals.

Other amounts you'll need to pay

You must pay the following fees when you borrow your home loan:

- Lenders Mortgage Insurance Premium - *\$Amount*

We can deduct the amount from your payment account, or we can deduct it from your loan on the date you first borrow. If the amount is deducted from your loan, you'll be charged interest on the money you have borrowed to pay those fees.

You may need to pay other fees and costs in relation to your **home loan**. You can find more information about this in our **home loan terms and conditions** and **fees and limits** brochure.

Security for your home loan

You don't have to grant us a security interest over your home on land at *Sample address* as security for your obligations under your **home loan agreement**. However, Kāinga Ora – Homes and Communities has agreed to insure your **home loan**, solely for our benefit on the basis that you grant Kāinga Ora – Homes and Communities a security interest over your home pursuant to a Kāinga Whenua (Land Tenure and Security interest) Agreement between it, you and the owners of the land on which the home will, or does, sit and the occupier of the site.

In addition, you agree to give Kāinga Ora – Homes and Communities a security interest in property attached to your home, certain house insurance proceeds and your rights in the land tenure pursuant to the Kāinga Whenua (Land Tenure and Security Interest) Agreement. You may not grant security over these things to any other person without the prior written consent of Kāinga Ora – Homes and Communities, as this is a breach of the Kāinga Whenua (Land Tenure and Security Interest) Agreement and the terms of your home loan

If you breach the terms of your **home loan**, we can transfer our interest in your **home loan** to Kāinga Ora – Homes and Communities. Kāinga Ora – Homes and Communities can then enforce its security interest (which means they could, among other things repossess and/or sell your home) under the Kāinga Whenua (Land Tenure and Security Interest) Agreement to obtain repayment of the **home loan**. If Kāinga Ora – Homes and Communities sell the house and the sales proceeds they receive are less than the amount you owe them, you will still be liable to pay Kāinga Ora – Homes and Communities the shortfall.

Default interest and demand fee

We may charge you default interest:

- if you don't pay any amount under your **loan** when due; or
- if you have a **revolving loan** and the **daily balance** on your **loan** exceeds the credit limit.

Our default interest rate is equal to your usual interest rate for that **loan** plus 5% p.a. You can find more information about what happens if your **home loan** is in **default** (including default interest) in our **home loan terms and conditions**.

We may also charge you a demand fee if your **home loan** is in **default** and we require you to pay us the **amounts owing** under your **home loan agreement**. Any demand fee will be charged to your **loan** on the date we notify you that you must pay the **amounts owing**. You can find our current demand fee in our **fees and limits** brochure.

Regular statements

We'll send you a statement for each **loan** at least:

- every six months for a **term loan**; and
- every 45 **business days** for a **revolving loan**.

Your right to cancel your loan

You can cancel your **loan** for any reason, but you must act quickly and in writing.

If you want to cancel your **loan**, you must give us notice within 10 **business days** after the documents were sent or given to you. You must also repay any money you've borrowed under the **loan**. We can also require you to pay:

- the amount of any reasonable expenses we had to pay in connection with your **loan** and its cancellation; and
- interest from the date you borrowed the money until the day you've repaid it.

Financial service provider

We're registered under the name Kiwibank Limited as a financial service provider under the Financial Service Providers (Registration and Dispute Resolution) Act 2008. Our registration number is 19941.

Complaints

If you feel we haven't met your expectations, please **contact us** to let us know.

If we haven't been able to resolve your complaint, you might want to get help from the Banking Ombudsman Scheme.

The Banking Ombudsman Scheme is our dispute resolution scheme. They provide free independent help to resolve disagreements between banks and their customers.

You can contact the Banking Ombudsman at:

Website: bankomb.org.nz

Email: help@bankomb.org.nz
Freephone: 0800 805 950
Postal Address: Freepost 218002, PO Box 25327, Wellington 6146

If you think you'll have trouble paying your loan

If you experience financial difficulties, please **contact us** as soon as possible. In some cases, we may be able to amend the terms of your **home loan agreement** to help you.

If something unexpected happens, like an illness, injury or loss of employment, the end of a relationship, or other reasonable cause, you may be able to apply to us for a hardship variation. There are limits on when and how often you can apply for a hardship variation.

To find out more about applying for a hardship variation, please call us on 0800 222 224. You will need to complete a written application explaining what has happened and why you think you can't meet your obligations under your **home loan agreement**. We are happy to assist you with this.

You'll also need to let us know what changes to your **home loan agreement** you think could help you meet those obligations. For example, you could ask us to:

- extend the **term** of your **loan**;
- postpone your regular payments for a period of time; or
- do both.

Once you've completed the application, you will need to return it to us for review.

Insurance

Your **home loan summary** and Kāinga Whenua (Land Tenure and Security Interest) Agreement will state what insurance you need to have. You must keep that insurance in place until you have repaid all **amounts owing**. You must give us a copy of your certificate of insurance if we ask for it.

If we ask you, you must use the proceeds of any insurance claim to repay the **amounts owing**. We can ask the insurance company to pay out any claim directly to us. Alternatively, Kāinga Ora – Homes and Communities may ask the insurance company to pay out any claim directly to Kāinga Ora – Homes and Communities.

House insurance

House insurance is required under the Kāinga Whenua (Land Tenure and Security Interest) Agreement. It must be for either the full replacement value of any building subject to the mortgage or for a sum insured that is not lower than the full replacement cost of any building subject to the mortgage (or such other basis as we agree in writing). The insurance must be in place before you borrow your **home loan**.

Builders' risk insurance

If you are using a **loan** for construction, you must take out builders' risk insurance with an insurer approved by Kāinga Ora – Homes and Communities and with Kāinga Ora – Homes and Communities' interest (as secured party) noted on the policy. Builders' risk insurance insures the building and materials while the house under construction is being completed. Once the house is fully completed, you must take out house insurance (as outlined above)]

Special conditions

The conditions set out below must be satisfied before you can borrow under your **home loan**.

- *Sample condition*

The conditions set out below also apply to your **home loan**:

- *Sample condition*

Conditions that apply to Kāinga Whenua

Your **home loan** is being provided to you as part of the Kāinga Whenua Loan programme. By accepting this **home loan** you agree:

- to use the money you borrow under your **home loan** to either purchase or build a home, undertake repairs, maintenance on an existing home, relocate a home or locate a new (factory built) home on land at *Sample address* ;
- that at least one borrower must live at the home and land at *Sample address* until you have paid us all **amounts owing**;
- you won't use any money you borrow under your **home loan** to purchase an investment property or refinance any property;
- you won't use any money you borrow under your **home loan** to pay survey costs; and
- that if your **home loan** is in **default** or there's a default under the Kāinga Whenua (Land Tenure and Security Interest) Agreement you entered into as part of operating the Kāinga Whenua Loan programme, Kāinga Ora - Homes and Communities is entitled to contact you and/or the owner(s) of the land to discuss the consequences of that default and whether it can be remedied.

Conditions that apply to Kāinga Whenua loans that are borrowed in stages

If you can borrow your **term loan** in stages, the conditions set out below must be satisfied before you can borrow under your **home loan**. You must:

- ensure construction is carried out in accordance with the construction contract we approved;
- give us evidence that separate titles have been issued for each estate, if the property at *Sample address* consists of a stratum estate or a cross lease estate;
- give us copies of all consents required from statutory authorities; and
- give us evidence that you've taken out builders' risk insurance with an insurer approved by Kāinga Ora – Homes and Communities' and with Kāinga Ora – Homes and Communities interest (as secured party) noted on the policy.

The conditions set out below also apply to your **home loan**. You must:

- keep us informed of progress at regular intervals during construction;
- give us a certificate of practical completion from your builder (with a completed application for a code compliance certificate, as well as confirmation it's been lodged with the relevant building consent authority attached) before your final borrowing;
- give us copies of all code compliance certificates within three months of your final borrowing;
- ensure construction is completed within 12 months of your **final borrowing date**; and
- once construction is completed, give us evidence that house insurance has been taken out for any buildings secured by the Kāinga Whenua (Land Tenure and Security Interest) Agreement. This insurance must meet the requirements described in this agreement and must be acceptable to Kāinga Ora – Homes and Communities in all respects.

You also agree that if Kāinga Ora – Homes and Communities isn't satisfied with progress during construction, it may step in and complete construction, adding all the costs relating to this to the **amounts owing**.

We may require you to obtain a registered valuer's certificate showing the:

- current market value of the property at *Sample address*, along with the cost to complete the construction whenever you want to borrow money under your **term loan**; and
- current market value of the property at *Sample address* once construction is fully completed.

Acknowledgement and acceptance

This **home loan summary** can be signed by different people on different copies. Once you have signed it and we or the solicitors assisting us have received it, you must comply with your obligations under your **home loan agreement**.

By signing this **home loan summary**:

- you acknowledge that you've received, read and understood all documents that make up your **home loan agreement**.
- you've agreed to accept the **home loan** and comply with the terms of your **home loan agreement**. This includes your consent to receiving disclosure of information about your **loans** electronically as set out in section 13 of our **home loan terms and conditions**; and
- you agree that your relationship with us is governed by our **general terms and conditions**.

Signed by the borrower(s)

Name of first borrower

Date

Name of second borrower

Date