



Date of Issue :20/09/2005

Comparison Rate Schedule for BMC Mortgage Corporation Pty Ltd.

Origin Flexi Choice Full Doc	Standard Variable	1 Year Fixed*	2 Years Fixed*	3 Years Fixed*	4 Years Fixed*	5 Years Fixed*	7 Years Fixed*	10 Years Fixed*
Annual Percentage Rate (PA) – Actual	7.15%	6.90%	6.90%	6.95%	7.05%	7.10%	7.30%	7.35%
Comparison Rate (PA)								
\$50,000 Term 25 Years	7.30%	7.27%	7.25%	7.24%	7.26%	7.28%	7.39%	7.45%
\$70,000 Term 25 Years	7.26%	7.23%	7.20%	7.20%	7.22%	7.23%	7.34%	7.40%
\$100,000 Term 25 Years	7.22%	7.20%	7.17%	7.16%	7.19%	7.20%	7.31%	7.37%
\$130,000 Term 25 Years	7.21%	7.18%	7.16%	7.15%	7.17%	7.18%	7.29%	7.35%
\$150,000 Term 25 Years	7.20%	7.17%	7.15%	7.14%	7.16%	7.18%	7.29%	7.35%
\$200,000 Term 25 Years	7.19%	7.16%	7.14%	7.13%	7.15%	7.16%	7.27%	7.33%
\$225,000 Term 25 Years	7.18%	7.16%	7.13%	7.12%	7.15%	7.16%	7.27%	7.33%
\$250,000 Term 25 Years	7.18%	7.15%	7.13%	7.12%	7.14%	7.16%	7.27%	7.33%
\$275,000 Term 30 Years	7.17%	7.15%	7.13%	7.12%	7.14%	7.15%	7.25%	7.31%
\$300,000 Term 30 Years	7.17%	7.15%	7.13%	7.12%	7.14%	7.15%	7.25%	7.31%

* Fixed rate reverts to standard variable rate of 7.05% at end of fixed rate period.

Origin Flexi Express Lo Doc	Standard Variable	1 Year Fixed*	2 Years Fixed *	3 Years Fixed*	4 Years Fixed*	5 Years Fixed*	7 Years Fixed*	10 Years Fixed*
Annual Percentage Rate (PA) – Actual	7.25%	7.65%	7.65%	7.70%	7.80%	7.85%	8.05%	8.10%
Comparison Rate (PA)								
\$50,000 Term 25 Years	7.44%	7.68%	7.70%	7.73%	7.79%	7.84%	8.01%	8.14%
\$70,000 Term 25 Years	7.39%	7.62%	7.64%	7.67%	7.73%	7.78%	7.95%	8.08%
\$100,000 Term 25 Years	7.35%	7.58%	7.60%	7.63%	7.69%	7.74%	7.91%	8.04%
\$130,000 Term 25 Years	7.32%	7.56%	7.57%	7.61%	7.67%	7.71%	7.89%	8.01%
\$150,000 Term 25 Years	7.31%	7.55%	7.56%	7.60%	7.66%	7.70%	7.88%	8.00%
\$200,000 Term 25 Years	7.30%	7.53%	7.55%	7.58%	7.64%	7.69%	7.86%	7.99%
\$225,000 Term 25 Years	7.29%	7.52%	7.54%	7.57%	7.63%	7.68%	7.85%	7.98%
\$250,000 Term 25 Years	7.29%	7.52%	7.54%	7.57%	7.63%	7.68%	7.85%	7.98%
\$275,000 Term 30 Years	7.28%	7.51%	7.53%	7.56%	7.61%	7.65%	7.81%	7.93%
\$300,000 Term 30 Years	7.28%	7.51%	7.52%	7.55%	7.61%	7.65%	7.81%	7.93%

* Fixed rate reverts to standard variable rate of 7.61% at end of fixed rate period.

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. BMC Mortgage Corporation Pty Ltd. ABN 74 882 854 620



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Comparison Rate Schedule for BMC Mortgage Corporation Pty Ltd.

Interstar Variable Full Doc	Standard Variable	1 Year Fixed*	2 Years Fixed*	3 Years Fixed*	4 Years Fixed*	5 Years Fixed*
Annual Percentage Rate (PA) – Actual	7.15%	7.55%	7.53%	7.51%	7.55%	7.57%
Comparison Rate (PA)						
\$50,000 Term 25 Years	7.30%	7.34%	7.38%	7.41%	7.45%	7.49%
\$70,000 Term 25 Years	7.26%	7.30%	7.33%	7.36%	7.41%	7.45%
\$100,000 Term 25 Years	7.22%	7.27%	7.30%	7.33%	7.38%	7.42%
\$130,000 Term 25 Years	7.21%	7.25%	7.29%	7.31%	7.36%	7.40%
\$150,000 Term 25 Years	7.20%	7.24%	7.28%	7.31%	7.35%	7.39%
\$200,000 Term 25 Years	7.19%	7.23%	7.27%	7.29%	7.34%	7.38%
\$225,000 Term 25 Years	7.18%	7.23%	7.26%	7.29%	7.33%	7.37%
\$250,000 Term 25 Years	7.18%	7.22%	7.26%	7.29%	7.33%	7.37%
\$275,000 Term 30 Years	7.17%	7.21%	7.24%	7.27%	7.31%	7.35%
\$300,000 Term 30 Years	7.17%	7.21%	7.24%	7.27%	7.31%	7.35%

* Fixed rate reverts to standard variable rate of 6.94% at end of fixed rate period.

Interstar LOC Full Doc	Standard Variable
Annual Percentage Rate (PA) – Actual	7.40%
Comparison Rate (PA)	
\$50,000 Term 25 Years	7.55%
\$70,000 Term 25 Years	7.51%
\$100,000 Term 25 Years	7.47%
\$130,000 Term 25 Years	7.46%
\$150,000 Term 25 Years	7.45%
\$200,000 Term 25 Years	7.44%
\$225,000 Term 25 Years	7.43%
\$250,000 Term 25 Years	7.43%
\$275,000 Term 30 Years	7.42%
\$300,000 Term 30 Years	7.42%

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Comparison Rate Schedule for BMC Mortgage Corporation Pty Ltd.

Interstar Lo Doc Latinum	Standard Variable	1 Year Fixed*	2 Years Fixed*	3 Years Fixed*	4 Years Fixed*	5 Years Fixed*
Annual Percentage Rate (PA) – Actual	7.59%	8.10%	8.08%	8.06%	8.10%	8.12%
Comparison Rate (PA)						
\$50,000 Term 25 Years	7.79%	7.84%	7.89%	7.93%	7.99%	8.04%
\$70,000 Term 25 Years	7.73%	7.79%	7.83%	7.87%	7.93%	7.98%
\$100,000 Term 25 Year	7.69%	7.74%	7.79%	7.83%	7.89%	7.93%
\$130,000 Term 25 Years	7.67%	7.72%	7.77%	7.81%	7.86%	7.91%
\$150,000 Term 25 Years	7.65%	7.71%	7.76%	7.80%	7.85%	7.90%
\$200,000 Term 25 Years	7.64%	7.69%	7.74%	7.78%	7.84%	7.88%
\$225,000 Term 25 Years	7.63%	7.69%	7.74%	7.78%	7.83%	7.88%
\$250,000 Term 25 Years	7.63%	7.68%	7.73%	7.77%	7.83%	7.87%
\$275,000 Term 30 Years	7.62%	7.67%	7.72%	7.75%	7.80%	7.85%
\$300,000 Term 30 Years	7.62%	7.67%	7.71%	7.75%	7.80%	7.84%

* Fixed rate reverts to standard variable rate of 7.39% at end of fixed rate period.

Interstar Lo Doc Latinum LOC	Standard Variable
Annual Percentage Rate (PA) – Actual	7.84%
Comparison Rate (PA)	
\$50,000 Term 25 Years	8.04%
\$75,000 Term 25 Years	7.98%
\$100,000 Term 25 Years	7.94%
\$130,000 Term 25 Years	7.92%
\$150,000 Term 25 Years	7.91%
\$200,000 Term 25 Years	7.89%
\$225,000 Term 25 Years	7.88%
\$250,000 Term 25 Years	7.88%
\$275,000 Term 30 Years	7.87%
\$300,000 Term 30 Years	7.87%

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Comparison Rate Schedule for BMC Mortgage Corporation Pty Ltd.

Non-Conforming	Standard Variable	Standard Variable	Standard Variable	Standard Variable	Standard Variable	Standard Variable	Standard Variable
Annual Percentage Rate (PA) - Actual	8.00%	8.55%	8.75%	8.80%	9.95%	10.45%	10.65%
Comparison Rate (PA)							
\$50,000 Term 25 Years	9.00%	9.58%	9.79%	9.84%	11.05%	11.58%	11.79%
\$70,000 Term 25 Years	8.70%	9.27%	9.48%	9.53%	10.72%	11.24%	11.45%
\$100,000 Term 25 Years	8.48%	9.05%	9.25%	9.30%	10.48%	11.00%	11.20%
\$130,000 Term 25 Years	8.37%	8.93%	9.13%	9.18%	10.36%	10.87%	11.07%
\$150,000 Term 25 Years	8.32%	8.88%	9.08%	9.13%	10.30%	10.81%	11.01%
\$200,000 Term 25 Years	8.24%	8.79%	9.00%	9.05%	10.21%	10.72%	10.92%
\$225,000 Term 25 Years	8.21%	8.77%	8.97%	9.02%	10.18%	10.69%	10.89%
\$250,000 Term 25 Years	8.19%	8.74%	8.95%	9.00%	10.16%	10.66%	10.87%
\$275,000 Term 30 Years	8.15%	8.71%	8.91%	8.96%	10.12%	10.63%	10.83%
\$300,000 Term 30 Years	8.14%	8.70%	8.90%	8.95%	10.11%	10.61%	11.27%

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 BMC Mortgage Corporation Pty Ltd. ABN 74 882 854 620



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Comparison Rate Schedule for BMC Mortgage Corporation Pty Ltd.

Origin Flexi Saver Full Doc	Standard Variable
Annual Percentage Rate (PA) - Actual	6.85%
Comparison Rate (PA)	
\$ 50,000 Term 30 Years	7.87%
\$100,000 Term 30 Years	7.36%
\$150,000 Term 30 Years	7.19%
\$200,000 Term 30 Years	7.11%
\$250,000 Term 30 Years	7.06%
\$300,000 Term 30 Years	7.02%

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