

Important changes to our rates and offer.



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RATE & OFFER ALERT

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Hi, we're keeping you up to date with the latest changes to our interest rates and offer, including:

- An increase to our fixed rates for Owner Occupied and Investment Property Loans.
- A change to our Refinance Cashback offer from \$3,000 to \$2,000.

[See full rate and offer details](#)

Rate changes.

Fixed rates are increasing.

Effective today **20 July 2022**, we're increasing our fixed interest rates.

Westpac continues to offer customers competitive home loan interest rates across variable and fixed rate products. We continually review our home loan products in-line with changing business and market conditions.

In making these decisions, we consider multiple factors including the need to manage pricing changes in a sustainable way. These changes reflect the continued increase in funding costs.

Owner Occupied Loan Fixed Rate^{^^} (Principal & Interest).

- 1 year is increasing by 0.50% p.a.
- 2 year is increasing by 0.60% p.a.
- 3 year is increasing by 0.50% p.a.
- 4 year is increasing by 0.60% p.a.
- 5 year is increasing by 0.60% p.a.

Owner Occupied Loan Fixed Rate^{^^} (Interest Only).

- 1 year is increasing by 0.35% p.a.
- 2 year is increasing by 0.30% p.a.
- 3 year is increasing by 0.20% p.a.
- 4 year is increasing by 0.50% p.a.
- 5 year is increasing by 0.50% p.a.

Investment Property Loan Fixed Rate^{^^} (Principal & Interest).

- 1 year is increasing by 0.60% p.a.
- 2 year is increasing by 0.50% p.a.
- 3 year is increasing by 0.60% p.a.
- 4 year is increasing by 0.60% p.a.
- 5 year is increasing by 0.60% p.a.

Investment Property Loan Fixed Rate^{^^} (Interest Only).

- 1 year is increasing by 0.50% p.a.
- 2 year is increasing by 0.40% p.a.
- 3 year is increasing by 0.30% p.a.
- 4 year is increasing by 0.50% p.a.
- 5 year is increasing by 0.60% p.a.

[See full rate and offer details](#)

All current Westpac interest rates are on our [Home Loan interest rates page](#).

Offer changes.

\$2,000 Refinance Cashback offer.


We're changing the Refinance Cashback¹ per customer home loan offer from \$3,000 to \$2,000 for eligible refinance applications received between **1 August 2022** to **31 October 2022** and settled by **31 January 2023**. Minimum loan amount of \$250k and **LVR+ less than or equal to 80%**. Eligibility criteria, exclusions and fees apply.

[See full rate and offer details](#)

The [broker website](#) will be updated with the Refinance Cashback offer changes on the effective date.

We're here to help.

 westpac.com.au/brokers

 [1300 130 928](tel:1300130928)
(8:30am – 7:00pm AEST)



Things you should know

Credit criteria, fees and charges apply. Terms & conditions available at westpac.com.au/brokers. Based on Westpac's credit criteria, residential lending is not available for Non-Australian resident borrowers.

^{^^} **Fixed interest rates:** Interest Rates displayed are for Australian residents only. The Bank will apply the fixed rate that is available at the loan settlement date. At the end of the fixed rate period the interest rate will convert to the applicable variable home loan interest rate unless a new fixed rate term is selected and then the fixed rate is determined two business days prior to the refix.

¹ **\$2K refinance cashback offer:** Conditions, credit criteria, fees, charges, eligibility criteria and exclusions apply. Apply between 1st August 2022 to 31st October 2022 and settle by 31st January 2023 for refinance applications. Offer may be varied or withdrawn at any time. Min Loan amount \$250k and LVR up to 80%. Offer available for Owner Occupier with Principal & Interest repayments and Investment Property Loans (Principal and Interest & Interest Only repayments). Premier Advantage Package (\$395 annual package fee and T&Cs apply) and Flexi First Option Loans. Limit of one \$2,000 cashback payment regardless of the number of applications, applicants, properties or loans involved per 12 month period. For joint applications, only one cashback payment will be paid to the primary applicant. Excludes Owner Occupier Interest Only, residential lending originated under family or company trusts and refinances within Westpac Group (Westpac, St.George, Bank of Melbourne, BankSA and

RAMS). The cashback will be paid into an open Westpac Choice transaction account within 60 days of settlement. This account must be in the same name as the home loan account and linked to the home loan at settlement. Tax consequences may arise from this promotion for investors and customers should seek independent advice on any taxation matters.

* **LVR** stands for the initial loan to value ratio at loan approval. LVR is the amount of your loan compared to the Bank's valuation of your property offered to secure your loan expressed as a percentage. Home loan rates for new loans are set based on the initial LVR and don't change because of changes to the LVR during the life of the loan.

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