

Issue date: 10 August 2022

Issue no. 257

## Home Loan Rate Changes – 19 August 2022

Following the RBA announcement on Tuesday, 2 August 2022, we will be making changes to our Your Way and Your Way Plus Variable, Fixed interest and comparison rates effective **Friday, 19 August 2022**, across all our divisions.

A revised serviceability calculator will be available from **Friday, 19 August 2022** on our [TMBL Broker Portal](#) under **Tools and calculators**.

Here are the rate changes:

	Owner Occupied				Investor			
	Principal and Interest		Interest Only		Principal and Interest		Interest Only	
	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate
<b>Your Way</b>								
Basic Variable <sup>2</sup>	3.54%	3.58%	3.94%	3.73%	3.84%	3.88%	4.24%	4.03%
1 Year Fixed	5.14%	5.68%	5.54%	5.72%	5.44%	5.98%	5.84%	6.02%
2 Year Fixed	5.54%	5.70%	5.94%	5.78%	5.84%	6.00%	6.24%	6.08%
3 Year Fixed	5.94%	5.80%	6.34%	5.91%	6.24%	6.10%	6.64%	6.21%
4 Year Fixed	7.14%	6.26%	7.54%	6.40%	7.44%	6.57%	7.84%	6.71%
5 Year Fixed	7.64%	6.60%	8.04%	6.76%	7.94%	6.91%	8.34%	7.07%
Standard Variable <sup>3</sup>	5.69%	5.73%	6.09%	5.90%	5.99%	6.03%	6.39%	6.20%
<b>Your Way Plus</b>								
Variable LVR Up to 60%	4.04%	4.35%	4.44%	4.47%	4.34%	4.64%	4.74%	4.77%
Variable LVR >60%-80%	4.14%	4.45%	4.54%	4.57%	4.44%	4.74%	4.84%	4.87%
Variable LVR >80%-90%	4.34%	4.64%	4.74%	4.77%	4.64%	4.94%	5.04%	5.07%
Variable LVR >90%	4.84%	5.14%	5.24%	5.27%	5.14%	5.43%	5.54%	5.57%



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	Owner Occupied				Investor			
	Principal and Interest		Interest Only		Principal and Interest		Interest Only	
	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate
<b>Your Way Plus (w Essential Workers disc)</b>								
Variable LVR Up to 60%	3.99%	4.30%	4.39%	4.43%	4.29%	4.59%	4.69%	4.72%
Variable LVR >60%-80%	4.09%	4.40%	4.49%	4.52%	4.39%	4.69%	4.79%	4.82%
Variable LVR >80%-90%	4.29%	4.59%	4.69%	4.72%	4.59%	4.89%	4.99%	5.02%
Variable LVR >90%	4.79%	5.09%	5.19%	5.22%	5.09%	5.38%	5.49%	5.52%
<b>Your Way Plus Fixed LVR Up to 60%</b>								
1 Year Fixed	4.99%	4.44%	5.39%	4.47%	5.29%	4.73%	5.69%	4.76%
2 Year Fixed	5.39%	4.59%	5.79%	4.65%	5.69%	4.89%	6.09%	4.95%
3 Year Fixed	5.79%	4.82%	6.19%	4.90%	6.09%	5.12%	6.49%	5.20%
4 Year Fixed	6.99%	5.39%	7.39%	5.49%	7.29%	5.70%	7.69%	5.80%
5 Year Fixed	7.49%	5.84%	7.89%	5.96%	7.79%	6.15%	8.19%	6.27%
<b>Your Way Plus Fixed LVR &gt;60% to 80%</b>								
1 Year Fixed	4.99%	4.53%	5.39%	4.56%	5.29%	4.82%	5.69%	4.85%
2 Year Fixed	5.39%	4.67%	5.79%	4.73%	5.69%	4.97%	6.09%	5.03%
3 Year Fixed	5.79%	4.89%	6.19%	4.97%	6.09%	5.19%	6.49%	5.27%
4 Year Fixed	6.99%	5.45%	7.39%	5.56%	7.29%	5.76%	7.69%	5.87%
5 Year Fixed	7.49%	5.90%	7.89%	6.02%	7.79%	6.21%	8.19%	6.33%



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	Owner Occupied				Investor			
	Principal and Interest		Interest Only		Principal and Interest		Interest Only	
	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate
<b>Your Way Plus Fixed LVR &gt;80% to 90%</b>								
1 Year Fixed	4.99%	4.70%	5.39%	4.74%	5.29%	5.00%	5.69%	5.03%
2 Year Fixed	5.39%	4.84%	5.79%	4.90%	5.69%	5.13%	6.09%	5.20%
3 Year Fixed	5.79%	5.03%	6.19%	5.12%	6.09%	5.33%	6.49%	5.42%
4 Year Fixed	6.99%	5.58%	7.39%	5.69%	7.29%	5.89%	7.69%	6.00%
5 Year Fixed	7.49%	6.01%	7.89%	6.14%	7.79%	6.32%	8.19%	6.45%
<b>Your Way Plus Fixed LVR &gt;90% (Home Guarantee Scheme only)</b>								
1 Year Fixed	4.99%	5.15%						
2 Year Fixed	5.39%	5.24%						
3 Year Fixed	5.79%	5.40%						
4 Year Fixed	6.99%	5.91%						
5 Year Fixed	7.49%	6.30%						

**Please note:**

- The home loan rates affected by the interest rate change are highlighted in red on the above table – all other home loan interest rates remain unchanged.
- Interest rates quoted and all rates are subject to change at any time.
- At the end of the Your Way Plus fixed rate period, the fixed rate component reverts to the Your Way Plus variable, Principal & Interest (PI) rate. (Applicable LVR is determined by the initial loan approval, irrespective of property value or loan balance at time of revert. I.e. Fixed rate approved at 60% LVR, revert rate is variable PI at 60% LVR).
- At the end of the Your Way fixed rate period, the fixed rate component reverts to the Your Way Standard Variable, Principal & Interest rate.
- From 19 August 2022, please destroy all advertising/marketing material displaying old rates.



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## What about applications in the pipeline?

Applications **assessed on or after 19 August 2022**, including any application where the conditional approval or AIP has expired, will be **subject to the new interest rates**.

All fixed rate product applications with Rate Lock will be honoured as per the terms of their Rate Lock agreement.

Rate Lock is only available for fixed rate products at the time of application. For applications submitted without Rate Lock, on or before 19 August 2022, the new interest rates will apply.

Applications **submitted on or after 18 August 2022**, will be **subject to the new interest rates**.

## Further Information

For all our latest news, please visit the TMBL Broker portal (<https://broker.tmbank.com.au>) or contact your Broker Development Manager on **1300 TMBank** or email [broker@tmbl.com.au](mailto:broker@tmbl.com.au).

## Important Information

**Please note** – Membership eligibility applies to join the Bank. All applications for credit are subject to our responsible lending criteria. Fees and charges apply. You can find our [Consumer Lending Terms and Conditions](#) available online or from any of our offices.

**\*\*WARNING:** The comparison rates quoted are based on \$150,000 for a term of 25 years. Rates apply to secured loans only. This comparison rate is true only for the examples given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate. **1.** ALL RATES QUOTED ARE FOR NEW BUSINESS ONLY. Applications are subject to lending criteria. Rates quoted and all rates subject to change. **2.** Minimum loan amount for Your Way Basic Variable is \$150,000 for new loans or additional borrowings only. **3.** Minimum loan amount for Your Way Standard Variable is \$25,000 for new loans or additional borrowings only.

