

Important changes to our rates.



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RATE ALERT

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

- Changes to our Fixed Rate Home Loan and Investment Property Loan interest rates.

Rate changes.

Fixed rates are changing.

Effective today, **20 September 2022**, we've made some changes to our Fixed Rate Home Loan and Investment Property Loan 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 0.50% p.a.
- 3 year is increasing by 0.50% p.a.

- 4 year is increasing by 0.50% p.a.
- 5 year is increasing by 0.50% p.a.

Owner Occupied Loan Fixed Rate (Interest Only).

- 1 year is increasing by 0.50% p.a.
- 2 year is increasing by 0.50% p.a.
- 3 year is increasing by 0.50% 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 0.50% p.a.
- 2 year is increasing by 0.50% p.a.
- 3 year is decreasing by 0.50% 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 (Interest Only).

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

[See full rate change details](#)

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

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.

^ The comparison rate is based on a loan of \$150,000 over a term of 25 years. **WARNING:** 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.

+ **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 the property offered to secure the loan expressed as a percentage. For example, a loan of \$400,000 to buy a property worth \$500,000 results in a loan to value ratio of 80%. New Home Loan rates are set based on the initial LVR and don't change because of changes to the LVR during the life of the loan.

* **Fixed Rates & Rate Lock:** The Bank will apply the fixed rate that is available at the loan settlement date or the date the fixed rate period commences, unless the customer locks a fixed rate in on the loan using our Rate Lock feature. The Rate Lock fee is 0.15% of the loan amount or \$500, whichever is higher, capped at \$1,000 for loans up to \$2mil. For loans above \$2mil, the Rate Lock fee is 0.15% of the loan amount. At the end of the fixed rate period the interest rate will convert to the applicable variable interest rate unless a new fixed term is selected and then the fixed rate is determined two business days prior to the refix.

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