



Important News

Interest Rate Update

What is Changing?

In response to the recent RBA decision to increase the cash rate by 0.25% to 3.10% we are making some adjustments to our home loan interest rates.

Effective from Thursday 15th December 2022 the following changes to our interest rates will take effect:

Increases in Rates for New Lending

- Owner Occupied & Investment Basic Variable rates increasing by 0.25%
- Owner Occupied & Investment Freedom Package Variable rates increasing by 0.25%
- Owner Occupied & Investment Freedom Package Revert Variable increasing by 0.25%
- Owner Occupied Home Loan Plus (Bridging Loan) Standard Variable IO increasing by 0.25%

Existing Home Loan Reference Rates

- Owner Occupied Home Loans increasing by 0.25%
- Investment Home Loans increasing by 0.25%
- Lines of Credit increasing by 0.25%

What is Not Changing?

- Fixed Rates are not changing; however the comparison rates have been updated

What are the new Owner Occupied & Investment Rates?

For easy reference highlighted rates indicate the only rates which are changing.

OWNER OCCUPIED – NEW LOANS

Interest Rates applicable to new loans approved from 15th December 2022

Minimum Loan Amount	Principal & Interest (P&I)				Interest Only (I/O)	
	Interest Rate p.a.	Comparison Rate p.a.~	Interest Rate p.a.	Comparison Rate p.a.~	Interest Rate p.a.	Comparison Rate p.a.~
LVR	<=75%		>75% <=90% Includes HGS ^ up to 95%		>90% <=95%	
BASIC HOME LOAN						
Basic Variable	\$50,000	4.46%	4.48%	4.76%	4.78%	N/A
HOME LOAN PLUS with FREEDOM PACKAGE*						
Package Variable						
Package Discount Variable	\$100,000	4.51%	4.88%	4.81%	5.18%	6.46%
Package Fixed						
1 year Fixed	\$100,000	4.99%	6.91%	5.39%	6.95%	6.09%
2 year Fixed		5.59%	6.86%	5.79%	6.90%	6.39%
3 year Fixed		5.89%	6.84%	6.09%	6.90%	6.39%
4 year Fixed		5.99%	6.81%	6.09%	6.85%	6.39%
5 year Fixed		6.09%	6.80%	6.09%	6.80%	6.39%
Package Revert Variable						
Package Revert Variable	\$100,000	6.76%	N/A	6.76%	N/A	7.01%
HOME LOAN PLUS						
Standard Variable (Bridging) 0	\$10,000	N/A		N/A		N/A
LINE OF CREDIT with FREEDOM PACKAGE*						
Package Discount Variable	\$100,000	N/A		N/A		N/A

INVESTMENT – NEW LOANS

Interest Rates applicable to new loans approved from 15th December 2022

Minimum Loan Amount	Investment				Interest Only (I/O)	
	Principal & Interest (P&I)		Interest Only (I/O)		Interest Only (I/O)	
Interest Rate p.a.	Comparison Rate p.a.~	Interest Rate p.a.	Comparison Rate p.a.~	Interest Rate p.a.	Comparison Rate p.a.~	Interest Rate p.a.
LVR	<=75%		>75% <=90%		<=75%	
BASIC HOME LOAN						
Basic Variable	\$50,000	4.66%	4.68%	4.86%	4.88%	5.06%
HOME LOAN PLUS with FREEDOM PACKAGE* 0						
Package Variable						
Package Discount Variable	\$100,000	4.71%	5.08%	5.01%	5.37%	5.11%
Package Fixed						
1 year Fixed	\$100,000	5.19%	7.50%	5.39%	7.52%	5.39%
2 year Fixed		5.69%	7.38%	5.79%	7.40%	5.89%
3 year Fixed		6.09%	7.35%	6.29%	7.41%	6.29%
4 year Fixed		6.39%	7.35%	6.39%	7.35%	6.69%
5 year Fixed		6.39%	7.28%	6.39%	7.28%	6.69%
Package Revert Variable						
Package Revert Variable	\$100,000	7.41%	N/A	7.41%	N/A	7.41%
LVR						
						<=90%
LINE OF CREDIT with FREEDOM PACKAGE*						
Package Discount Variable*	\$100,000	N/A				7.86%

Exclusions:

Any offers listed above are not available on the following:

- Loans to overseas residents

Please refer to our Home Loan Rate Information Guides for any new loans with the above purposes.

Things you need to know

- Home Guarantee Scheme (HGS) applicants are only eligible for the >75% <=90% LVR band (includes Basic Home Loan rates, Freedom Package Variable & Fixed rates).
- For Existing Home Loan Customers who wish to fix their loan, regardless of their LVR refer to the new Existing Loans – Switch to Fixed/Refixing interest rate schedule.
- Updated Home Loan Key Facts Sheet will also be available from Thursday 15th December 2022
- Updated downloadable Rate Information Guides with full details for all of our current interest rates for Owner Occupied and Investment Home loans will be available [here](#) from Thursday 15th December 2022.

Fixed Rate Home Loans :

For fixed rate loans, the standard fixed rate process will always apply. Please refer to the [Fixed Rate and Rate Lock Information Guide available from the broker website](#) for more information. **Rate Lock is not available for preapproval loan applications.**

Impact on existing home loan applications in our pipeline:

1. Applications Received prior to midnight, Wednesday 14th December 2022, but not yet approved (does not include pre-approvals):

- **FIXED** (No change)
- **VARIABLE** (Rates Increasing) – Interest rate will be the new interest rate applicable from 15th December 2022.

2. Applications quoted but not yet received (*loans not yet submitted as at midnight 14th December 2022*):

- **FIXED** (No Change)
- **VARIABLE** (Rates Increasing) – Interest rate will be the new interest rate applicable from 15th December 2022.

3. Applications Approved (including loans approved prior to midnight 14th December 2022 documented or not yet documented):

- **FIXED** (No changes)
- **VARIABLE** (Rates Increasing) – For applications documented the increase of 0.25% will be applied.

4. Loan Applications that have settled:

- **FIXED** (no change) – There is no impact to loans that have settled.
- **VARIABLE** – The applicable reference rate will increase by 0.25%, therefore increasing the interest rate by 0.25%.

Christmas Operating Hours and Cut Off Timeframes

Our offices will be closed from 24th December 2022 for the Christmas break and will re-open on Wednesday 28th December 2022.

- Applications received by COB Wednesday 14th December 2022, **with all correctly executed required supporting documentation**, will be actioned and decisioned prior to the Christmas break. Applications without the required information are not guaranteed to be actioned prior to the break.
- Purchases are being prioritised to meet settlement dates prior to Christmas. This may have some impact on Refinance outcomes being delayed dependent upon volumes received
- MSA will continue to operate during the Christmas break, settlements will continue however refinance settlements may be impacted depending on the operating hours of the outgoing institution

From all the team in 3rd Party

We thank you for all your support this year and wish you a safe and joyful Christmas with family and friends.

Don't Forget to Ask Your BRM about our .20% Bonus rate discount on investment lending

Please find attached the interest rate information guides effective from the 15th December 2022. Interest rates highlighted above are the interest rates that are changing.

Would you please update your platforms to ensure that these rates apply from the 15th December in your system and confirm once completed.

The above communication will be distributed to all accredited brokers on Monday 12th December 2022.



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