

Important changes to our rates.



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Hi,

At Bank of Melbourne, we're keeping you up to date with the latest changes to our interest rates, including:

- A decrease to our Basic Home Loan interest rates by increasing the promotional discount.

Rate changes.

Basic Home Loan 'life of loan' promotional discount is increasing.

Effective today, **7 December 2022**, we're decreasing the following interest rates by increasing the 'life of loan' promotional discount by 0.10% p.a.

- Basic Home Loan Owner Occupier (Principal & Interest repayments¹).
- Basic Home Loan Residential Investment (Principal & Interest repayments³).
- Basic Home Loan Residential Investment (Interest Only repayments⁴).

Please note this change is separate to Bank of Melbourne's RBA interest rates decision, which remains under review at this time.

See table below for full details of these changes.

Basic Home Loan promotional rate changes.

'Life of loan' promotional rate	Old Promotional Rate (% p.a.)	Change (% p.a.)	New Promotional Rate (% p.a.)	New Promotional Comparison Rate* (% p.a.)
Owner Occupier Principal & Interest ¹	4.69	-0.10	4.59	4.60
Residential Investment Principal & Interest ³	4.94	-0.10	4.84	4.85
Residential Investment Interest Only ⁴	5.29	-0.10	5.19	5.20

Please note: the above interest rates do not include any LVR⁷ discounts.

Important details on Basic Home Loan promotional rates:

- Effective today, new home loan applications submitted from **7 December 2022** will receive the above new 'life of loan' promotional interest rate.
- For applications submitted before **7 December 2022**, the previous 'life of loan' promotional rate applicable at the date of submission will apply.
- Existing home loan customers will continue to receive the applicable introductory or promotional discount applied at the start of their loan.

More information on the RBA's latest announcement regarding the standard variable rate change will be sent to you in due course.

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

You've got questions? We've got time to talk.



Call the Mortgage Central Hotline
1300 137 532 Mon-Fri 8:30am - 7pm AEST



Visit bankofmelbourne.com.au/brokers

Thanks,

Your Bank of Melbourne team

Things you should know

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

¹ **Basic Home Loan Promotional Principal and Interest Rate:** This offer is only available for new Owner Occupier Basic Home Loan applications with Principal and Interest repayments received from 07/12/2022. Rate includes 2.12% p.a. discount for the life of the loan. Excludes internal refinances and switches within the Westpac Group, which includes Westpac, St.George, Bank of Melbourne, BankSA and RAMS. This offer may be withdrawn at any time. Interest rates subject to change.

³ **Residential Investment Basic Principal and Interest Promotional Rate:** This offer is only available for new Residential Investment Basic Home Loan applications with Principal and Interest repayments received from 07/12/2022. Rate includes 2.45% p.a. discount applied for the life of the loan. Excludes internal refinances and switches within the Westpac Group, which includes Westpac, St.George, Bank of Melbourne, BankSA and RAMS. This offer may be withdrawn at any time. Interest rates subject to change.

⁴ **Residential Investment Basic Interest Only Promotional Rate:** This offer is only available for new Residential Investment Basic Home Loan applications with Interest Only repayments received from 07/12/2022. Rate includes 2.39% p.a. discount applied for the life of the loan. This offer may be withdrawn at any time. Excludes internal refinances and switches within the Westpac Group, which includes Westpac, St.George, Bank of Melbourne, BankSA and RAMS. Interest rates subject to change.

* 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.

⁷ **LVR** stands for the initial loan to value ratio. 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 won't change during the life of the loan as the LVR changes.

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