

Issue date: 09 December 2022

Issue no. 268

## Credit Update – HEM Q3 2022 and Assessment Rates

Effective **Tuesday, 13 December 2022** we have made a number of changes to our home loan application serviceability assessment criteria.

### What are the changes?

#### Minimum Benchmark Living Expense Figures (HEM)

Our minimum benchmark figures will be updated, based on **Q3 2022 Household Expenditure Measure (HEM)** figures.

#### Assessment Rates

All existing Home Loan obligations are increasing from 7.25% to **8.45%**.

All existing Credit Card obligations are increasing from 15.49% to **15.74%**.

### What is being updated?

Our Serviceability calculator will be updated on the effective date and available on the [TMBL Broker Portal](#) under **Tools and calculators**.

ApplyOnline serviceability metrics will be updated on the effective date.

### How does this update affect applications?

Any application assessed on or after Tuesday, 13 December 2022, including any application where the conditional approval or AIP has expired, will be subject to the new criteria.

### 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@tmb.com.au](mailto:broker@tmb.com.au).



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#### 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.

