

## Home Loan Rate Changes – 20 December 2022

Following the RBA's cash rate announcement on Tuesday, 6 December 2022, we will be making changes to our Your Way and Your Way Plus Variable interest rates<sup>1</sup>, Variable comparison rates<sup>\*\*</sup> and Fixed comparison rates<sup>\*\*</sup> effective **Tuesday, 20 December 2022**, across all our divisions.

A revised serviceability calculator will be available from **Tuesday, 20 December 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 <sup>1</sup>	Comparison Rate <sup>**</sup>	Interest Rate <sup>1</sup>	Comparison Rate <sup>**</sup>	Interest Rate <sup>1</sup>	Comparison Rate <sup>**</sup>	Interest Rate <sup>1</sup>	Comparison Rate <sup>**</sup>
<b>Your Way</b>								
Basic Variable <sup>2</sup>	<b>5.14%</b>	<b>5.18%</b>	<b>5.54%</b>	<b>5.34%</b>	<b>5.44%</b>	<b>5.48%</b>	<b>5.84%</b>	<b>5.65%</b>
1 Year Fixed	5.64%	<b>7.16%</b>	6.04%	<b>7.20%</b>	5.94%	<b>7.46%</b>	6.34%	<b>7.50%</b>
2 Year Fixed	6.04%	<b>7.08%</b>	6.44%	<b>7.16%</b>	6.34%	<b>7.38%</b>	6.74%	<b>7.46%</b>
3 Year Fixed	6.44%	<b>7.09%</b>	6.84%	<b>7.20%</b>	6.74%	<b>7.38%</b>	7.14%	<b>7.50%</b>
4 Year Fixed	7.64%	<b>7.47%</b>	8.04%	<b>7.62%</b>	7.94%	<b>7.77%</b>	8.34%	<b>7.92%</b>
5 Year Fixed	8.14%	<b>7.73%</b>	8.54%	<b>7.90%</b>	8.44%	<b>8.03%</b>	8.84%	<b>8.21%</b>
Standard Variable <sup>3</sup>	<b>7.29%</b>	<b>7.34%</b>	<b>7.69%</b>	<b>7.51%</b>	<b>7.59%</b>	<b>7.64%</b>	<b>7.99%</b>	<b>7.81%</b>
<b>Your Way Plus</b>								
Variable LVR ≤60%	<b>5.64%</b>	<b>5.93%</b>	<b>6.04%</b>	<b>6.07%</b>	<b>5.94%</b>	<b>6.22%</b>	<b>6.34%</b>	<b>6.37%</b>
Variable LVR >60%-80%	<b>5.74%</b>	<b>6.02%</b>	<b>6.14%</b>	<b>6.17%</b>	<b>6.04%</b>	<b>6.32%</b>	<b>6.44%</b>	<b>6.47%</b>
Variable LVR >80%-90%	<b>5.94%</b>	<b>6.22%</b>	<b>6.34%</b>	<b>6.37%</b>	<b>6.24%</b>	<b>6.52%</b>	<b>6.64%</b>	<b>6.67%</b>
Variable LVR >90%	<b>6.44%</b>	<b>6.72%</b>	<b>6.84%</b>	<b>6.87%</b>	<b>6.74%</b>	<b>7.01%</b>	<b>7.14%</b>	<b>7.17%</b>



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TEACHERS MUTUAL  
BANK LIMITED

Issue date: 15 December 2022

Issue no. 269

	Owner Occupied				Investor			
	Principal and Interest		Interest Only		Principal and Interest		Interest Only	
	Interest Rate <sup>1</sup>	Comparison Rate <sup>**</sup>	Interest Rate <sup>1</sup>	Comparison Rate <sup>**</sup>	Interest Rate <sup>1</sup>	Comparison Rate <sup>**</sup>	Interest Rate <sup>1</sup>	Comparison Rate <sup>**</sup>
<b>Your Way Plus (Essential Worker<sup>^</sup>)</b>								
Variable LVR ≤60%	5.59%	5.88%	5.99%	6.02%	5.89%	6.17%	6.29%	6.32%
Variable LVR >60%-80%	5.69%	5.97%	6.09%	6.12%	5.99%	6.27%	6.39%	6.42%
Variable LVR >80%-90%	5.89%	6.17%	6.29%	6.32%	6.19%	6.47%	6.59%	6.62%
Variable LVR >90%	6.39%	6.67%	6.79%	6.82%	6.69%	6.96%	7.09%	7.12%
<b>Your Way Plus Fixed LVR ≤60%</b>								
1 Year Fixed	5.49%	5.91%	5.89%	5.95%	5.79%	6.21%	6.19%	6.24%
2 Year Fixed	5.89%	5.97%	6.29%	6.04%	6.19%	6.27%	6.59%	6.34%
3 Year Fixed	6.29%	6.11%	6.69%	6.20%	6.59%	6.41%	6.99%	6.50%
4 Year Fixed	7.49%	6.61%	7.89%	6.73%	7.79%	6.91%	8.19%	7.03%
5 Year Fixed	7.99%	6.98%	8.39%	7.12%	8.29%	7.29%	8.69%	7.43%
<b>Your Way Plus Fixed LVR &gt;60% to 80%</b>								
1 Year Fixed	5.49%	6.00%	5.89%	6.03%	5.79%	6.30%	6.19%	6.33%
2 Year Fixed	5.89%	6.05%	6.29%	6.12%	6.19%	6.35%	6.59%	6.42%
3 Year Fixed	6.29%	6.18%	6.69%	6.28%	6.59%	6.48%	6.99%	6.58%
4 Year Fixed	7.49%	6.67%	7.89%	6.79%	7.79%	6.97%	8.19%	7.10%
5 Year Fixed	7.99%	7.03%	8.39%	7.18%	8.29%	7.34%	8.69%	7.49%



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	Interest Rate <sup>1</sup>	Comparison Rate <sup>**</sup>	Interest Rate <sup>1</sup>	Comparison Rate <sup>**</sup>	Interest Rate <sup>1</sup>	Comparison Rate <sup>**</sup>	Interest Rate <sup>1</sup>	Comparison Rate <sup>**</sup>
<b>Your Way Plus Fixed LVR &gt;80% to 90%</b>								
1 Year Fixed	5.49%	<b>6.18%</b>	5.89%	<b>6.21%</b>	5.79%	<b>6.47%</b>	6.19%	<b>6.51%</b>
2 Year Fixed	5.89%	<b>6.21%</b>	6.29%	<b>6.28%</b>	6.19%	<b>6.51%</b>	6.59%	<b>6.58%</b>
3 Year Fixed	6.29%	<b>6.32%</b>	6.69%	<b>6.42%</b>	6.59%	<b>6.62%</b>	6.99%	<b>6.72%</b>
4 Year Fixed	7.49%	<b>6.80%</b>	7.89%	<b>6.92%</b>	7.79%	<b>7.10%</b>	8.19%	<b>7.23%</b>
5 Year Fixed	7.99%	<b>7.14%</b>	8.39%	<b>7.29%</b>	8.29%	<b>7.45%</b>	8.69%	<b>7.60%</b>
<b>Your Way Plus Fixed LVR &gt;90% (Home Guarantee Scheme only)</b>								
1 Year Fixed	5.49%	<b>6.62%</b>						
2 Year Fixed	5.89%	<b>6.61%</b>						
3 Year Fixed	6.29%	<b>6.67%</b>						
4 Year Fixed	7.49%	<b>7.11%</b>						
5 Year Fixed	7.99%	<b>7.42%</b>						

## 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 20 December 2022, please destroy all advertising/marketing material displaying old rates.



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## What about applications in the pipeline?

All variable rate home loan applications, regardless of approval status, will be **subject to the new interest rates from 20 December 2022.**

## 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).



**Mark Middleton**  
**Head of Third Party Distribution**

### 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.

