

## Interest Rate Update

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

An increase to our existing home loan rates and the interest rates for new lending will be effective **from Thursday 11th May, 2023**.

### What is Changing?

#### Increase in Rates for New Lending

- Variable rate Owner Occupied and Investment loans increasing by 0.25%
- Owner Occupied & Investment Freedom Package Revert Variable rate increasing by 0.25%
- 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 to reflect the changes to the Revert Rate
- Fixed rate pricing for existing home loans

- Investor 0.20% Bonus Rate Discount Campaign will continue to be available. See our Broker Website for full details or speak to your BRM.

## What are the new Owner Occupied & Investment Rates?

### OWNER OCCUPIED – NEW LOANS

Interest Rates applicable to new loans approved from 11th May 2023

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.~	Interest Rate p.a.	Comparison Rate p.a.~
LVR	<=75%		>75% <=90% Includes HGS ^ up to 95%		>90% <=95%		<=80%	
<b>BASIC HOME LOAN</b>								
Basic Variable	\$50,000	5.44%	5.46%	5.75%	5.77%	N/A		N/A
<b>HOME LOAN PLUS with FREEDOM PACKAGE*</b>								
<b>Package Variable</b>								
Package Discount Variable	\$100,000	5.49%	5.85%	5.80%	6.15%	7.45%	7.77%	7.72%
<b>Package Fixed</b>								
1 year Fixed	\$100,000	5.49%	7.62%	5.89%	7.66%	6.39%	7.93%	6.39%
2 year Fixed		5.79%	7.48%	5.99%	7.52%	6.39%	7.80%	6.39%
3 year Fixed		5.89%	7.36%	6.09%	7.42%	6.39%	7.67%	6.39%
4 year Fixed		5.99%	7.27%	6.09%	7.30%	6.39%	7.56%	6.39%
5 year Fixed		6.09%	7.20%	6.09%	7.20%	6.39%	7.46%	6.39%
<b>Package Revert Variable</b>								
Package Revert Variable	\$100,000	7.51%	N/A	7.51%	N/A	7.76%	N/A	7.51%
<b>HOME LOAN PLUS</b>								
Standard Variable (Bridging) 0	\$10,000	N/A		N/A		N/A		8.76%
<b>LINE OF CREDIT with FREEDOM PACKAGE*</b>								
Package Discount Variable	\$100,000	N/A		N/A		N/A		8.33%

### INVESTMENT – NEW LOANS

Interest Rates applicable to new loans approved from 11th May 2023

Minimum Loan Amount	Investment						Interest Only (I/O)		
	Principal & Interest (P&I)		Interest Only (I/O)		Principal & Interest (P&I)		Interest Only (I/O)		
Minimum Loan Amount	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.	Comparison Rate p.a.~	
LVR	<=75%		>75% <=90%		<=75%		>75% <=90%		
<b>BASIC HOME LOAN</b>									
Basic Variable	\$50,000	5.60%	5.62%	5.85%	5.87%	6.00%	6.02%	6.25%	
<b>HOME LOAN PLUS with FREEDOM PACKAGE* 0</b>									
<b>Package Variable</b>									
Package Discount Variable	\$100,000	5.65%	6.00%	6.00%	6.35%	6.05%	6.40%	6.40%	
<b>Package Fixed</b>									
1 year Fixed	\$100,000	5.69%	8.20%	5.89%	8.22%	5.89%	8.22%	6.09%	
2 year Fixed		5.89%	8.00%	5.99%	8.02%	6.09%	8.04%	6.19%	
3 year Fixed		6.09%	7.86%	6.29%	7.92%	6.29%	7.92%	6.49%	
4 year Fixed		6.39%	7.80%	6.39%	7.80%	6.69%	7.91%	6.69%	
5 year Fixed		6.39%	7.68%	6.39%	7.68%	6.69%	7.81%	6.69%	
<b>Package Revert Variable</b>									
Package Revert Variable	\$100,000	8.16%	N/A	8.16%	N/A	8.16%	N/A	8.16%	
LVR								<=90%	
<b>LINE OF CREDIT with FREEDOM PACKAGE*</b>									
Package Discount Variable*	\$100,000			N/A				8.85%	

### Exclusions:

Any offers listed above are not available on the following:

- Existing customers loans
- 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 11th May 2023
- 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 11th May, 2023.

#### **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 quoted but not yet received (loans not yet submitted as at midnight 10th May, 2023):**

- **FIXED** (No Change)
- **VARIABLE** (Rates Increasing) – Interest rate will be the new interest rate applicable from 11th May, 2023.

##### **2. Applications received prior to midnight 10th May 2023, but not yet approved (does not include pre-approvals):**

- **FIXED** (No change)
- **VARIABLE** (Rates Increasing) – Interest Rate will be the new interest rate applicable on the 11th May, 2023.

##### **3. Applications Approved (includes loan approved prior to midnight 10th May 2023 - documented or not documented):**

- **FIXED** (No changes)
- **VARIABLE** (Rates Increasing) – For applications that have been 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%.

**Save an extra 0.20% on investment lending with  
our bonus discount**

**Contact Your BRM Today**

Please find attached the new Rate Information Guides for our interest rate effective 11<sup>th</sup> May 2023. Kindly ensure that our interest rates are updated on your platforms to reflect the changes and confirm once completed.

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