



Important News

Interest Rate Update

Auswide Bank has recently reviewed our pricing position and we have adjusted pricing on some of our variable rates new fixed and variable rate home loans.

The changes to our new to bank interest rates will be effective **from Thursday 7th September, 2023.**

What is Changing?

Increase in Rates for New Lending

New Loans

- Owner Occupied Home Loan Variable Principal & Interest rates **70.01% to 80% LVR** – decreasing by 0.10%
- Owner Occupied Revert Variable **70.01% to 80% LVR** - decreasing by 0.10%
- Investment Home Loan Variable Principal & Interest and Interest Only rates **70.01% to 80% LVR** – decreasing by 0.10%
- Investment Revert Variable **70.01% to 80% LVR** - decreasing by 0.10%
- Fixed rates available for all new Owner Occupied & Investment loans – increasing by 0.20%

Existing Loans

- Fixed rates available for existing Owner Occupied & Investment loans – switch to fix/refix requests – all increasing by 0.20%

What is Not Changing?

- Reference rates for existing Home Loans, Business Loans and Personal Loans.
- Interest Rates for Owner Occupied and Investment Lines of Credit.
- Home Loan Plus (Bridging Loan) Owner Occupied Interest Only variable rates.
- Investor Bonus Campaign – Investment loan receives 0.20% discount when Owner Occupied loan is also brought to Auswide.

What are the new Owner Occupied & Investment Rates?

HOME LOAN INTEREST RATES - New Lending Rates

Interest Rates applicable to new loans approved from 7th September 2023		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.~	Interest Rate p.a.	Comparison Rate p.a.~
LVR	Minimum Loan Amount	Owner Occupied Principal & Interest (P&I)									
		60% or below		60.01% to 70%		70.01% to 80% Includes HGS ^ up to 95%		80.01% to 90%		90.01% to 95%	
BASIC HOME LOAN											
Basic Variable	\$50,000	5.89%	5.91%	5.99%	6.01%	6.04%	6.06%	6.44%	6.46%		n/a
HOME LOAN PLUS with FREEDOM PACKAGE*											
Discount Variable		5.94%	6.29%	6.04%	6.39%	6.09%	6.43%	6.49%	6.83%		7.19%
1 year Fixed		6.19%	6.75%	6.19%	6.84%	6.59%	6.93%	6.59%	7.28%		7.09%
2 year Fixed		6.29%	6.75%	6.29%	6.83%	6.59%	6.93%	6.59%	7.24%		7.09%
3 year Fixed		6.39%	6.77%	6.39%	6.83%	6.59%	6.93%	6.59%	7.20%		7.09%
4 year Fixed		6.49%	6.80%	6.49%	6.86%	6.59%	6.93%	6.59%	7.17%		7.09%
5 year Fixed		6.59%	6.85%	6.59%	6.90%	6.59%	6.93%	6.59%	7.14%		7.09%
Package Revert Variable											
Revert Variable	n/a	6.44%	n/a	6.54%	n/a	6.59%	n/a	6.99%	n/a		7.69%
HOME LOAN PLUS - Owner Occupied Interest Only											
Standard Variable (Bridging) ^	\$10,000	9.01%	9.16%	9.01%	9.16%	9.01%	9.16%	n/a			n/a

LVR	Minimum Loan Amount	Investment Principal & Interest (P&I) and Investment Interest Only (IO)									
		60% or below (Inc Owner Occupied IO)		60.01% to 70% (Inc Owner Occupied IO)		70.01% to 80% (Inc Owner Occupied IO)		80.01% to 90% (Excludes Owner Occupied IO)		90.01% to 95%	
BASIC HOME LOAN											
Basic Variable Investment P&I/IO	\$50,000	6.24%	6.26%	6.34%	6.36%	6.34%	6.36%	6.74%	6.76%		n/a
HOME LOAN PLUS with FREEDOM PACKAGE*											
Discount Variable		6.29%	6.63% 6.63%	6.39%	6.73% 6.73%	6.39%	6.73% 6.73%	6.99%	7.32%		7.32%
1 year Fixed		6.49%	6.78% 7.09%	6.49%	6.87% 7.18%	6.69%	6.94% 7.20%	6.69%	7.73%		7.73%
2 year Fixed		6.49%	6.79% 7.06%	6.49%	6.87% 7.14%	6.69%	6.95% 7.18%	6.69%	n/a		7.65%
3 year Fixed		6.59%	6.82% 7.07%	6.59%	6.89% 7.14%	6.79%	6.98% 7.19%	6.79%	n/a		7.61%
4 year Fixed		6.79%	6.91% 7.12%	6.79%	6.97% 7.19%	6.79%	7.00% 7.19%	6.79%	n/a		7.55%
5 year Fixed		6.79%	6.93% 7.12%	6.79%	6.99% 7.18%	6.79%	7.02% 7.18%	6.79%	n/a		7.50%
Package Revert Variable											
Investment Revert Variable	n/a	6.79%	n/a	6.89%	n/a	6.89%	n/a	7.49%	n/a		n/a
Owner Occupied Revert Variable	n/a	6.44%	n/a	6.54%	n/a	6.59%	n/a	n/a	n/a		n/a
LINE OF CREDIT with FREEDOM PACKAGE*											
Owner Occupied Package Variable LVR 80% or below minimum loan amount \$100,000				7.76%	n/a						
Investment Package Variable LVR 90% or below minimum loan amount \$100,000				8.28%	n/a						

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 70.1% to 80% 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 7th September, 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 7th September, 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 6th September, 2023):

- **FIXED** (Rates Increasing) - Interest rate will be the new interest rate applicable from 7th September 2023. The rate quoted to the customer may no longer exist. Brokers may need to position the rate change with the borrower before proceeding to lodge the application.
- **VARIABLE** (Rates Decreasing) – Interest rate will be the new interest rate applicable from 7th September, 2023.

2. Applications received prior to midnight 6th September, 2023, but not yet approved (does not include pre-approvals):

- **FIXED** (Rates increasing) - Where a rate lock form has been received and full supporting documents provided at the time of lodgement of the application, the rate at the time of application will be applied. Where a rate lock form has **not** been provided at the time of application, the new fixed rates applicable as of 7th September 2023 will automatically be applied.
- **VARIABLE** (Rates Decreasing) – The rate applicable will be the new interest rate from the 7th September, 2023.

3. Applications Approved (includes loans approved prior to midnight 6th September, 2023 - documented or not documented):

- **FIXED** (Rates increasing) - Unless the customer has chosen to "Rate Lock", the interest rate will be the fixed rate available on the day of settlement.
- **VARIABLE** (Rates Decreasing) – The rate applicable and discount quoted will be the rate quoted prior to the 7th September 2023.

4. Loan Applications that have settled:

- **FIXED** (no change) – There is no impact to loans that have settled.
- **VARIABLE** (no change) – There is no impact to loans that have settled.

2023 HGS Scheme Places Still Available

With the expanded eligibility if you work with Home Buyers whom may be looking to gain the advantage of Scheme place, check our broker website for all of the criteria and take advantage of our simple process to reserve a place.

A reminder that your clients will now need to provide a 2023 ATO Notice of Assessment under the Scheme to obtain a pre-approval or convert a full approval. Make sure you are obtaining the 2023 ATO Notice of Assessment your clients or pre-positioning them with regards to the eligibility criteria before lodging a reservation. Once a Scheme place has been reserved, there is a window with a maximum of 14 days, to obtain a pre-approval and have the Scheme place updated, so that the clients will then have a 90 day period to find their new home before the reservation expires.

Please find attached a copy of the update Interest Rate Guides for your reference. Would you kindly review and ensure that interest rates on your aggregator platform are reflected as per the attached advised rates.

Should you require any assistance please reach out.

Kind regards,

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A promotional banner for Auswide Bank as the official bank of the Queensland Maroons. It features a cartoon kangaroo mascot on the left, the text 'OFFICIAL BANK OF THE QUEENSLAND MAROONS' in white on a maroon background, the Queensland Maroons crest, and the Auswide Bank logo on the right. At the bottom, it displays the phone number '1300 138 831' and the website 'auswidebank.com.au'.

1300 138 831 auswidebank.com.au

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