

Important changes to our interest rates.



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RATE ALERT

Hi,

We're keeping you up to date with the latest changes to our interest rates, including:

- A decrease to our 2 year fixed rates for Investment Property Loans.
- An increase to some of our Flexi First Option interest rates by decreasing the '2 year introductory' and 'life-of-loan' discounts for new customers.

Rate changes.

Fixed rates are decreasing.

Effective today **13 September 2023**, we're decreasing our 2 year fixed interest rates for Investment Property Loans.

See table below for full details of the change.

Fixed Rate Product	Current Rate (on PAP#) % p.a.	Current Comparison Rate [^] (on PAP#) % p.a.	Change % p.a.	New Rate (on PAP#) % p.a.	New Comparison Rate [^] (on PAP#) % p.a.
Investment Property Loan Fixed Rate^{^^} (Principal & Interest)					
2 Year	6.59	7.90	-0.20	6.39	7.86
Investment Property Loan Fixed Rate^{^^} (Interest Only)					
2 Year	6.69	8.12	-0.25	6.44	8.07

Please note: the above fixed home loan interest rates do not include any LVR⁺ pricing adjustments.

Important details on fixed rates.

- Effective today, the above fixed interest rates are applicable to new fixed rate home loan and existing variable rate home loan customers looking to fix part, or all, of their loan.
- The above Premier Advantage Package[#] fixed interest rates include the Premier Advantage Package[#] discount. A \$395 Annual Package Fee applies. These interest rate changes also apply to our non-packaged rates.
- Customers need to consider their own financial situation and seek independent advice when considering the option to fix their loan.

Flexi First '2 year introductory' and 'life of loan' promotional rates are increasing.

Today **13 September 2023**, we're increasing the following interest rates by decreasing the '2 year introductory' discount and 'life of loan' promotional discount by 0.10% p.a.

- Flexi First Owner Occupied Home Loan (Principal & Interest repayments²).
- Flexi First Investment Loan (Principal & Interest repayments²).
- Flexi First Investment Loan (Interest Only repayments³).

Please note this applies to the '2 year introductory' and 'life-of-loan' discount only and is not based on any changes to the base Standard Variable Rate (SVR).

See tables below for full details of the change.

Flexi First '2 year introductory' rate changes.

Flexi First Option Home Loan '2 year intro' rate	Old Promotional Rate Discount (% p.a.)	New Promotional Rate Discount (%p.a.)	Promotional Rate Discount Change (% p.a.)	New Promotional Rate (% p.a.)	New Promotional Comparison Rate [^] (% p.a.)
Owner Occupied Principal & Interest ²	1.84	1.74	-0.10	6.19	6.52
Residential Investment Principal & Interest ²	2.09	1.99	-0.10	6.49	6.81
Residential Investment Interest Only ³	1.85	1.75	-0.10	6.99	7.31

Flexi First 'life-of-loan' interest rate (after '2 year introductory' rate) changes.


Flexi First Option Home Loan 'life-of-loan' rate	Old Promotional Rate Discount (% p.a.)	New Promotional Rate Discount (%p.a.)	Promotional Rate Discount Change (% p.a.)	New Promotional Rate (% p.a.)	New Promotional Comparison Rate [^] (% p.a.)
Owner Occupied Principal & Interest ²	1.44	1.34	-0.10	6.59	6.59
Residential Investment Principal & Interest ²	1.69	1.59	-0.10	6.89	6.89
Residential Investment Interest Only ³	1.45	1.35	-0.10	7.39	7.39

Please note: the above interest rates do not include any LVR⁺ Pricing adjustments.

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

We're here to help.

 westpac.com.au/brokers

 [1300 130 928](tel:1300130928)
(8:30am - 7:00pm AEST)

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Visit [Westpac Access and Inclusion](#) for further information on our accessible products and services for people with disability.

Westpac acknowledges the traditional owners as the custodians of this land, recognising their connection to land, waters and community. We pay our respects to Australia's First Peoples, and to their elders, past, present and future.



Things you should know

Conditions, credit criteria, fees and charges apply. Based on Westpac's credit criteria, residential lending is not available for non-Australian resident borrowers. More information available at westpac.com.au/brokers.

**** Fixed rate home loan:** Interest rate(s) displayed is for Australian Residents only. The Bank will apply the fixed rate that is available at the loan settlement date. At the end of the fixed rate period the interest rate will convert to the applicable variable home loan interest rate unless a new fixed rate term is selected and then the fixed rate is determined two business days prior to the refix. Fixed rates are also available to existing variable rate home loan customers looking to fix all or part of their loan.

*** Comparison rate:** The comparison rate is based on a loan of \$150,000 over the 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.

Premier Advantage Package Conditions of Use and \$395 annual package fee applies. Your clients must either hold or be approved for a Westpac Choice account in order to qualify and continue to receive the benefits of the Premier Advantage Package. Before deciding to acquire a Westpac Choice account, they should read the [terms and conditions](#), and consider whether the product is right for them.

² Flexi First Option special offer rates with Principal & Interest repayments

Special offers are only available on new Flexi First Option Home and Investment Loans with Principal & Interest repayments. Discounts do not apply to internal refinances or switches within the Westpac Group, which includes refinances from Westpac, St.George, Bank of Melbourne, BankSA and RAMS. Not available to company and trust account holders. Offer may be varied or withdrawn at any time. Interest rates are subject to change:

- **For a property to live in (Owner Occupier):** Offer commences 13/09/2023. Includes a 1.74% p.a. discount for two years from the loan settlement date, at the end of the period it will revert to a 1.34% p.a. discount for the life of the loan.
- **For an investment property:** Offer commences 13/09/2023. Includes a 1.99% p.a. discount for two years from the loan settlement date, at the end of the period it will revert to a 1.59% p.a. discount for the life of the loan.

³ Flexi First Option special offer rates with Interest Only repayments

Special offers are only available on new Flexi First Option Home and Investment Loans with Interest Only repayments. Discounts do not apply to internal refinances or switches within the Westpac Group, which includes refinances from Westpac, St.George, Bank of Melbourne, BankSA and RAMS. Not available to company and trust account holders. Offer may be varied or withdrawn at any time. Interest rates are subject to change:

- **For a property to live in (Owner Occupier):** Offer commences 5/06/2020. Includes a 0.53% p.a. discount off our Flexi First Option Home Loan Variable Rate with Interest Only repayments for the life of loan. Interest rates are subject to change.
- **For an investment property:** Offer commences 13/09/2023. Includes a 1.75% p.a. discount for two years from the loan settlement date, at the end of the period it will revert to a 1.35% p.a. discount for the life of loan.

*** 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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