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Broker news.

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Hi,

We're excited to let you know that effective **20 November 2023**, Bank of Melbourne has joined the panel of participating lenders as part of Housing Australia's Home Guarantee Scheme (HGS).

This means that from **20 November 2023**, we are able to support new and existing Bank of Melbourne customers eligible for a guarantee under the HGS. This will include customers who have an existing home loan supported by the Home Guarantee Scheme, looking to refinance to Bank of Melbourne.

Eligible customers will only require a minimum deposit of 2% for the Family Home Guarantee, and 5% for the First Home Guarantee and Regional First Home Buyer Guarantee, and won't have to pay Lenders Mortgage Insurance (LMI). They will also qualify for 80% LVR⁺ pricing, potentially saving them thousands of dollars.

Bank of Melbourne is offering the following three Guarantees to eligible applicants:

	First Home Guarantee (FHBG)	Regional First Home Buyer Guarantee (RFHBG)	Family Home Guarantee (FHG)
Who	<ul style="list-style-type: none"> First home buyer or previous homeowners who haven't owned a property in Australia in the past 10 years. Individual and joint applicants. 	<ul style="list-style-type: none"> First home buyer or previous homeowners who haven't owned a property in Australia in the past 10 years. At least one borrower must have lived in the same regional area or adjacent regional area they're purchasing in, for the 12 month period up to the home loan agreement date. Individual and joint applicants. 	<ul style="list-style-type: none"> First home buyer or previous home buyer who doesn't currently own a property or who doesn't own a separate property when they settle on their new home. Single parent or single legal guardian of at least one dependent.
What	Minimum 5% deposit and no LMI.	Minimum 5% deposit and no LMI.	Minimum 2% deposit and no LMI.

For further information, please visit the [Home Guarantee Scheme website](#).

We have developed a number of helpful guides with ApplyOnline (AOL) instructions, Frequently Asked Questions (FAQs), forms for your clients and a new HGS credit policy chapter to support you through this change. Login to BrokerHub and search 'HGS' to find out all you need to know.

Submitting Housing Australia Loans through Bank of Melbourne.

As an accredited mortgage broker with Bank of Melbourne, you are designated as a representative for the limited purpose of assisting customers to apply for a Housing Australia Scheme-backed loan.

By submitting an application, you are agreeing to follow Bank of Melbourne home lending policies and procedures.

Bank of Melbourne will continue to monitor broker conduct, noting that any misconduct could result in your accreditation with Bank of Melbourne being removed.

You've got questions? We've got time to talk.



Call the Mortgage Central Hotline
1300 137 532 Mon-Fri 8:30am - 7pm AEST



Visit bankofmelbourne.com.au/brokers

We appreciate you choosing us.

Your Bank of Melbourne team



Bank of Melbourne 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.

Accessibility support: At any time, you can inform us how you would prefer to be contacted. If you are deaf and/or find it hard hearing or speaking with people who use a phone, you can reach us through the National Relay Service (NRS). To use the NRS, you can register here: <https://www.infrastructure.gov.au/media-communications-arts/phone/services-people-disability/accesshub/national-relay-service>

Visit Bank of Melbourne Access and Inclusion for further information on our accessible products and services for people with disability.

Things you should know:

Home Guarantee Scheme (HGS) eligibility criteria apply. Credit criteria, fees and conditions apply. Residential lending is not available for non-Australian resident borrowers. This information has been prepared without taking your clients' objectives, needs and overall financial situation into account. For this reason, they should consider the appropriateness of the information and, if necessary, seek appropriate professional advice. More information available at bankofmelbourne.com.au/brokers.

Once our allocation of loans under the Scheme has been exhausted, standard lending approval criteria, including the need for LMI and LDP where appropriate, will apply.

To find out more visit the [Home Guarantee Scheme website](#).

* **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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