



## Important News

### Interest Rate Update

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For some time now Auswide Bank has observed a significant increase in our funding costs both retail and wholesale, as have many of our industry peers. Unfortunately we expect the current environment to remain for some time in 2024. Over the past 12-18 months the bank has taken several actions to manage these increased costs. However, despite these endeavours we now find it necessary to adjust some of our customer interest rates to continue to manage these ongoing challenges.

Effective **from Thursday 29th February 2024** the following changes outlined below will be applied:

#### What is Changing?

##### Home Loans

##### Existing Loan Reference Rates

- Owner Occupied Home Loan Plus Standard Variable – Interest Only increasing by 0.50%
- Investment Home Loan Plus Standard Variable – Interest Only increasing by 0.25%
- Investment Basic Home Loan – Interest Only increasing by 0.25%
- Owner Occupied Line of Credit – Standard Variable increasing by 1.00%
- Investment Line of Credit – Standard Variable increasing by 1.00%

##### What is a reference rate?

- Existing customers loans are attached to a reference rate for a particular loan type. A customer may pay less (discount) or more (margin) depending on their loan contract. All customers with variable rates will move in line with the change to the Reference Rate. In line with the Credit Act Auswide Bank has published a notice in the Australian Newspaper today, the 28<sup>th</sup> February 2024. By doing this we are not obliged to write to every customer to advise their new interest rate.

##### New Home Loan Pricing

- Owner Occupied Home Loan Plus (Bridging Loan) Standard Variable IO - increasing by 0.50%

#### What is Not Changing?

- Variable and fixed rate pricing for new home loans (excludes bridging loan)
- Fixed rate pricing available to existing Home Loan customers

##### Continuing Campaigns

- Investor Bonus Campaign - receive 0.20% discount when Owner Occupied loan is also brought to Auswide
- Low Rate Visa Credit Card Balance Transfer offer of 0% for 12 months.

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

Note - Rates highlighted are the rates that are changing

Interest Rates applicable to new loans lodged from 29th February 2024		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%	
<b>BASIC HOME LOAN</b>											
Basic Variable	\$50,000	6.09%	6.11%	6.14%	6.16%	6.14%	6.16%	6.54%	6.56%	n/a	
<b>HOME LOAN PLUS with FREEDOM PACKAGE*</b>											
Discount Variable	\$100,000	6.19%	6.53%	6.24%	6.58%	6.24%	6.58%	6.64%	6.98%	7.34%	7.67%
1 year Fixed		6.29%	6.98%	6.39%	7.04%	6.39%	7.04%	6.84%	7.44%	7.34%	8.10%
2 year Fixed		6.39%	6.97%	6.49%	7.02%	6.49%	7.02%	6.84%	7.41%	7.34%	8.05%
3 year Fixed		6.64%	7.01%	6.64%	7.05%	6.84%	7.10%	6.84%	7.38%	7.34%	8.01%
4 year Fixed		6.74%	7.04%	6.74%	7.07%	6.84%	7.11%	6.84%	7.36%	7.34%	7.97%
5 year Fixed	6.84%	7.09%	6.84%	7.12%	6.84%	7.12%	6.84%	7.33%	7.34%	7.93%	
<b>Package Revert Variable</b>											
Revert Variable	n/a	6.69%	n/a	6.74%	n/a	6.74%	n/a	7.14%	n/a	7.84%	n/a
<b>HOME LOAN PLUS - Owner Occupied Interest Only</b>											
Standard Variable (Bridging) †	\$10,000	9.76%	9.91%	9.76%	9.91%	9.76%	9.91%	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%	
<b>BASIC HOME LOAN</b>											
Basic Variable Investment P&I/IO	\$50,000	6.44%	6.46%	6.59%	6.61%	6.59%	6.61%	6.84%	6.86%	n/a	
<b>HOME LOAN PLUS with FREEDOM PACKAGE*</b>											
Discount Variable	\$100,000	6.54%	6.88%	6.69%	7.03%	6.69%	7.03%	7.14%	7.47%	n/a	
1 year Fixed		6.74%	7.03%	6.74%	7.07%	6.94%	7.10%	6.94%	7.89%	n/a	
2 year Fixed		6.74%	7.04%	6.74%	7.07%	6.94%	7.12%	6.94%	7.82%	n/a	
3 year Fixed		6.84%	7.07%	6.84%	7.10%	7.04%	7.16%	7.04%	7.78%	n/a	
4 year Fixed		7.04%	7.16%	7.04%	7.19%	7.04%	7.19%	7.04%	7.73%	n/a	
5 year Fixed	7.04%	7.18%	7.04%	7.21%	7.04%	7.21%	7.04%	7.69%	n/a		
<b>Package Revert Variable</b>											
Investment Revert Variable	n/a	7.04%	n/a	7.19%	n/a	7.19%	n/a	7.64%	n/a	n/a	
Owner Occupied Revert Variable		6.69%	n/a	6.74%	n/a	6.74%	n/a	n/a	n/a	n/a	
<b>LINE OF CREDIT with FREEDOM PACKAGE*</b>											
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							

[View All Our Current Offers](#)

### 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, 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 29th February 2024
- 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 29th February 2024

### 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 pre-approval loan applications.

### Impact on existing home loan applications in our pipeline:

#### 1. New Bridging Loan Applications:

All bridging loan applications regardless of current status in our pipeline will increase by 0.50%.

**Applications quoted but not yet received** (loans not yet submitted as at midnight 28th February 2024):

- **FIXED** (No Change)
- **VARIABLE** (No Change) - No change to interest rate quoted will apply. An increase will be applied to the discount margin on the loan.

**2. Applications received prior to midnight 28th February 2024, but not yet approved (does not include pre-approvals):**

- **FIXED** (No change)
- **VARIABLE** (Rates Changing) – No change to interest rate quoted will apply. An increase will be applied to the discount margin on the loan.

**3. Applications Approved (includes loans approved prior to midnight the 28th February 2024 (documented or not yet documented):**

- **FIXED** (No Change) - Where a Rate Lock form has been received and full supporting documents at the time of lodgement of the application, the rate at the time of application will be applied. If a customer has elected not to rate lock **OR** a rate lock form has not been provided at the time of application, the applicable interest rate will be the fixed rate available on the day of settlement. The standard fixed rate process applies - refer to the [Fixed Rate and Rate Lock Information Sheet](#) for guidance.
- **VARIABLE** (Rate Changing) – For relevant applications **already documented** the increase will be applied at settlement. For relevant applications **not yet documented** no change to the interest rate quoted will apply, an increase will be applied to the discount margin on the loan.

**4. Loan Applications that have settled:**

- **FIXED** – No change to fixed rate. If the customers reference rate is increasing, the roll off variable rate will increase.
- **VARIABLE** – The reference rate on the specified products will increase, therefore the actual interest rate charged on the existing loan will increase.