

# Important rate change update

Hi,

**Effective 14 March 2024**, we're changing our interest rates for new customers across a number of ubank home loan products. These new rates will only apply to any application that is **unconditionally approved** on or after 14 March 2024.

## Variable Rates

### Flex home loan

Owner occupier Principal and interest

LVR	Existing rate (p.a.)	New rate (p.a.)
≤ 60%	6.14%	6.19%
≤ 70%	6.19%	6.24%
≤ 80%	6.19%	6.24%
≤ 85%	6.69%	6.74%

Investor Principal and interest

LVR	Existing rate (p.a.)	New rate (p.a.)
≤ 60%	6.29%	6.39%
≤ 70%	6.34%	6.44%
≤ 80%	6.34%	6.44%

Owner occupier Interest only

<b>LVR</b>	<b>Existing rate (p.a.)</b>	<b>New rate (p.a.)</b>
≤ 60%	<b>6.64%</b>	<b>6.69%</b>
≤ 70%	<b>6.69%</b>	<b>6.74%</b>
≤ 80%	<b>6.69%</b>	<b>6.74%</b>

Investor Interest only

<b>LVR</b>	<b>Existing rate (p.a.)</b>	<b>New rate (p.a.)</b>
≤ 60%	<b>6.64%</b>	<b>6.74%</b>
≤ 70%	<b>6.69%</b>	<b>6.79%</b>
≤ 80%	<b>6.69%</b>	<b>6.79%</b>

**Neat home loan**

Owner occupier Principal and interest

<b>LVR</b>	<b>Existing rate (p.a.)</b>	<b>New rate (p.a.)</b>
≤ 60%	<b>6.09%</b>	<b>6.14%</b>
≤ 70%	<b>6.14%</b>	<b>6.19%</b>
≤ 80%	<b>6.14%</b>	<b>6.19%</b>
≤ 85%	<b>6.59%</b>	<b>6.64%</b>

Investor Principal and interest

<b>LVR</b>	<b>Existing rate (p.a.)</b>	<b>New rate (p.a.)</b>
≤ 60%	<b>6.24%</b>	<b>6.34%</b>

≤ 70%	<b>6.29%</b>	<b>6.39%</b>
≤ 80%	<b>6.29%</b>	<b>6.39%</b>

Investor Interest only

<b>LVR</b>	<b>Existing rate (p.a.)</b>	<b>New rate (p.a.)</b>
≤ 60%	<b>6.54%</b>	<b>6.64%</b>
≤ 70%	<b>6.64%</b>	<b>6.74%</b>
≤ 80%	<b>6.64%</b>	<b>6.74%</b>

## Fixed Rates

### Flex home loan

Owner occupier Principal and interest ≤ 80% LVR

<b>Term</b>	<b>Existing rate (p.a.)</b>	<b>New rate (p.a.)</b>
1 year fixed	<b>6.74%</b>	<b>6.39%</b>
2 year fixed	<b>6.64%</b>	<b>6.09%</b>
3 year fixed	<b>6.64%</b>	<b>5.99%</b>
5 year fixed	<b>6.74%</b>	<b>6.19%</b>

Investor Principal and interest ≤ 80% LVR

<b>Term</b>	<b>Existing rate (p.a.)</b>	<b>New rate (p.a.)</b>
1 year fixed	<b>6.78%</b>	<b>6.49%</b>
2 year fixed	<b>6.78%</b>	<b>6.29%</b>

3 year fixed	<b>6.78%</b>	<b>6.29%</b>
5 year fixed	<b>6.88%</b>	<b>6.39%</b>

Owner occupier Interest only ≤ 80% LVR

<b>Term</b>	<b>Existing rate (p.a.)</b>	<b>New rate (p.a.)</b>
1 year fixed	<b>7.04%</b>	<b>6.69%</b>
2 year fixed	<b>6.98%</b>	<b>6.49%</b>
3 year fixed	<b>6.94%</b>	<b>6.49%</b>
5 year fixed	<b>7.04%</b>	<b>6.55%</b>

Investor Interest only ≤ 80% LVR

<b>Term</b>	<b>Existing rate (p.a.)</b>	<b>New rate (p.a.)</b>
1 year fixed	<b>7.04%</b>	<b>6.69%</b>
2 year fixed	<b>6.98%</b>	<b>6.49%</b>
3 year fixed	<b>6.94%</b>	<b>6.49%</b>
5 year fixed	<b>7.04%</b>	<b>6.55%</b>

Owner occupier Principal and interest ≤ 85% LVR

<b>Term</b>	<b>Existing rate (p.a.)</b>	<b>New rate (p.a.)</b>
1 year fixed	<b>6.98%</b>	<b>6.98%</b>
2 year fixed	<b>6.84%</b>	<b>6.84%</b>
3 year fixed	<b>6.84%</b>	<b>6.84%</b>
5 year fixed	<b>6.98%</b>	<b>6.98%</b>

### **Can I still rate lock an existing application for my client?**

Yes, you definitely can. Your clients can still take up our rate lock option for a \$500 fee. There are a couple of simple steps you will need to take depending on the current status of the application.

If the loan has been **submitted, but not yet approved**, you will be able to email a request to [lendingops@ubank.com.au](mailto:lendingops@ubank.com.au) with the application ID and the team will action this request. The 90 day rate lock period will be backdated and begin from the day the application was submitted and the rate lock fee will be added to the loan offer which the customer signs after approval.

**If the application has already been unconditionally approved and loan documents issued, your client must make the request to rate lock in writing via email.** Please forward their request with the application ID to [lendingops@ubank.com.au](mailto:lendingops@ubank.com.au). Once this has been done, we'll be able to honour the rate and charge the \$500 rate lock fee at settlement, using loan proceeds. Similarly, the 90 day rate lock period will be backdated and begin from the day the application was submitted.

All requests to rate lock applications must be made before the new rate is effective – before midnight **Wednesday 13 March 2024**.

If you have any questions, please reach out to your [friendly BDM](#) or Broker Support.

Thanks,

**Team ubank**

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