|  |  |  |  |
| --- | --- | --- | --- |
| **Code** | **Our product** | **ANZ** | **St George** |
| Cal-R | Mortgage Repayment Calculator | Calculate my repayments | Home Loan Repayments Calculator |
| Cal-O | Mortgage Offset Calculator | 100% mortgage offset calculator | Mortgage Interest Offset Calculator |

**Loan Scenario 1**

Loan Amount = $600,000

Frequency = Monthly

Interest Rate: 6% = 0.06 => Term Interest Rate = 0.005

Loan Term = 30 years => 360 months

|  |  |  |  |
| --- | --- | --- | --- |
| **Normal Loan** | **Our result** | **ANZ result** | **St George result** |
| **Monthly repayment ($)** | 3,597.30 | 3,597.30 | 3,597.30 |
| **Total loan repayment ($)** | 1,295,029.13 | 1,295,029.13 | 1,295,029.00 |

Offset Amount: $10,000

Offset Interest Rate: 8% = 0.08 => Term Interest Rate = 0.00667

|  |  |  |  |
| --- | --- | --- | --- |
| **Offset Loan** | **Our result** | **ANZ result** | **St George result** |
| **Monthly repayment ($)** | 4,402.59 | 4,402.59 | 4,402.59 |
| **Total loan repayment ($)** | 1,493,402.72 | 1,493,399.45 | 1,493,020.5 |
| **Loan term** | 28y 4m | 28y 4m | 28y 4m |

**Loan Scenario 2**

Loan Amount = $1,000,000

Frequency = Monthly

Interest Rate: 5.5% = 0.055 => Term Interest Rate = 0.0046

Loan Term = 25 years => 300 months

|  |  |  |  |
| --- | --- | --- | --- |
| **Normal Loan** | **Our result** | **ANZ result** | **St George result** |
| **Monthly repayment ($)** | 6140.87 | 6,140.87 | 6,140.87 |
| **Total loan repayment ($)** | 1,842,262.48 | 1,842,262.48 | 1,842,262.00 |

Offset Amount: $50,000

Offset Interest Rate: 7.6% = 0.076 => Term Interest Rate = 0.00633

|  |  |  |  |
| --- | --- | --- | --- |
| **Offset Loan** | **Our result** | **ANZ result** | **St George result** |
| **Monthly repayment ($)** | 7455.08 | 7,455.08 | 7,455.08 |
| **Total loan repayment ($)** | 1,992,909.05 | 1 992 902.1 | 1,992,315.29 |
| **Loan term** | 22y 4m | 22y 4m | 22y 4m |

**Reference:**

ANZ Calculate my repayments: <http://www.anz.com/aus/personal/home-loans/calculators-tools/calculate-my-repayments/default.asp>

ANZ 100% Mortgage offset calculator: <http://www.anz.com/common/calculators/offset/exampleau.asp>

St George Home Loan Repayments Calculator:

<http://www.stgeorge.com.au/personal/home-loans/tools/home-loan-calculators/repayments>

St George Mortgage Interest Offset Calculator: <http://webapps.stgeorge.com.au/calculators/redirects/mortgage-offset/>