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| **Effective Date** | **Lender** | **Summary** |
| 12 – Aug | AMP | * **Interest rate changes for home loans, everyday & savings accounts, refinance cashback and KYC communications**   + **New lower variable rate pricing for $1m+ loans**     - We've introduced new lower variable rates for all Professional Package loans of $1m or more! New pricing is applicable to all Professional Package loan applications submitted from Friday 29 July 2022.   + **Home loan variable rate changes**     - We are increasing interest rates for new and existing variable rate home loans, effective 12 August 2022 for new business and 15 August 2022 for existing customers.     - The decision follows the Reserve Bank of Australia (RBA) increasing the official cash rate by 50bps on 2 August 2022.     - Decisions on rates are never taken lightly and we’ll continue to focus on providing competitive rates for both our home loan customers and savers.     - **New and existing business**       * **Owner occupied principal and interest**          + Increasing by 0.50% pa       * **Owner occupied interest only**         + Increasing by 0.50% pa       * **Investment principal and interest**         + Increasing by 0.50% pa       * **Investment interest only**         + Increasing by 0.50% pa   + Apply by 31 August 2022 and settle by 30 November 2022 to be eligible for our limited time cashback offer of up to $5,000.   + **Everyday & savings account rate changes**     - **AMP Saver**       * Standard rate will increase by 50bps from 0.10% pa to 0.60% pa (for all balances)       * The deposit bonus interest1 rate remains unchanged at 2.00% pa (for the first $250k)       * Customers will receive a total rate of 2.60% pa1 from 8 August 2022 onwards   Click [here](https://vision6.ampbanking.com.au/v/7253/1780078662/email.html?k=zCuTttY_t5RJLnutFWYkbzAWh3ypGbYRtqlJWBMIrLg) to learn more about AMP updates |
| 12 – Aug | * **Lower variable rate pricing for $1m+ loans, up to $5k refinance cashback, Term Deposit text, & webinar reminder**   + **Lower variable rate pricing for $1m+ loans**     - We've introduced new lower variable rates for all Professional Package loans of $1m or more! New pricing is applicable to all Professional Package loan applications submitted from Friday 12 August 2022.   + **Statement text for Term Deposit funds issued via EFT**     - We've started including static references when funds are redeemed from a Term Deposit and transferred via EFT.     - The reference that appears on the customer statement is linked to the instructions processed by us.   Click [here](https://vision6.ampbanking.com.au/v/7253/1780108986/email.html?k=A9X96PgORSApw_dWtsdR-v8159jS4snhn2h1i7vzCGo) to learn more about AMP updates |
| 12 – Aug | ANZ | * **ANZ Increases Variable Home Loan Rates**   + Effective 12 August 2022, ANZ will increase variable interest rates for home, residential investment, and line of credit loans by 0.50% p.a.   Click [here](http://links.ecomm.anz.com/servlet/MailView?ms=NDcxOTI2OTIS1&r=MTQzOTU2NjU0MjAwNgS2&j=MjMwMDM0MjkyMAS2&mt=1&rt=0) to learn more about ANZ updates |
| 12 – Aug | Aussie Activate | * **Pepper Money White Label Product and Pricing Update**   + Following the Reserve Bank of Australia’s (RBA) decision to increase the official cash rate, we have updated our home loan interest rates. New applications \*There is no change to current variable and fixed home loan interest rates (effective 15 July 2022) until further notice.   + **Applications that have not yet settled**      - \*There is no change to current variable and fixed home loan interest rates for submitted loan applications until further notice.   + **Existing customers**      - \*The interest rate for all existing variable home loans will increase by 0.50% p.a. This change to interest rate and repayments will be communicated to customers. |
| 11 – Aug | Aussie Select | * **Aussie Select rate change effective 11 August 2022**   + **There will be an increase in all new business variable and 1-year fixed interest rates from 11 August 2022.**   + **The following changes will occur on or prior to the effective date:**      - **New Business**        * Interest rates will be updated in Toolbox & Lendi Platform       * Aussie Website will be updated with new interest rates and docs       * Affiliate partner sites will be updated       * Rate card will be updated in Office 365 & Confluence     - **General**        * A lender update has been distributed to the network on 3 August 2022 |
| 12 – Aug | Bankwest | * **Standard Variable Home Loan Rates**   + **Changes to Standard Variable Home Loan Rates**     - On Tuesday 2 August 2022 the Reserve Bank of Australia (RBA) announced its fourth consecutive increase to the Cash Rate, increasing it from 1.35% to 1.85%. In response, our Standard Variable Rate (SVR) for home loans, both acquisition and existing, will increase by 0.50% p.a. effective Friday 12 August 2022. These changes apply to Owner Occupier and Investor rates.   + **Updated assessment rates and pipeline applications**     - Please note, if contracts have been issued prior to the SVR change, the contract will show the previous SVR, although the new SVR will be applied to the loan at disbursal. The discount off the SVR will remain unchanged.     - Applications submitted on or after Friday 12 August 2022 will be assessed on the new product rate with a 3% buffer.     - Applications that have been submitted and conditionally approved (including pre-approvals) prior to the effective date, will be assessed on the rate at submission with a 3% buffer. Customer initiated rework will require a new assessment on the higher rate.     - In addition to the above changes, we have also updated our Variable Rate Interest Only product assessment rates which will make serviceability less conservative. In some scenarios, this may increase your customers borrowing power and will apply to all pipeline applications. These changes apply to both our Investor and Owner-Occupied rates. |
| 8 – Aug | BOQ | * **ApplyOnline Enhancements**   + **Linked applications / Multiple purposes**     - Applications for multiple purposes will no longer be required to be submitted as separate, linked applications unless they have different settlement dates.     - Whether you submit as separate, linked applications, or a single application with purposes assigned by loan split, there is no change to the current validation process and applications will be assessed together.   + **Dynamic Guarantor Details Form**     - We have invested in Apply Online auto population of the guarantor details form to reduce rework by brokers in completing the old static form. This form will be generated by ApplyOnline for all applications with Guarantors.   + **Overseas residents**     - We have removed the validation on overseas phone numbers so these no longer need to be captured in the notes but can be entered in the appropriate phone number fields.   + **Other improvements**     - Changes to supporting document and serviceability rules now reflect the policy enhancements we put in place recently for overtime and allowances in PAYG income |
| 9 – Aug | * **Interest Rate update**   + BOQ will be increasing variable interest rates for new and pipeline home loan applications on owner occupied and investment home loan products. Following the decision by the Reserve Bank of Australia (RBA) to increase the cash rate by 0.50% to 1.85%, BOQ is making the following changes to its variable home lending rates effective Tuesday, 9 August 2022 * **What’s changing?**   + Increase to all Home Lending Variable Reference Rates   + Increase to Home Loan Campaign Rates   + Increase to Revert Rates for Owner Occupier and Investor |
| 10 – Aug | Commonwealth Bank | * **Simpler, Better & Easier with CommBank**   + We've launched a range of great initiatives in the past few weeks. We want to make sure you don't miss out on knowing about these new benefits to you and your customers, so we've created a three-minute summary video so it's simple and easy for you to get up to date quickly.   Click [here](https://ecomms.cba.com.au/rv/ff009687373775aaa0d1e1bbbd41a6391923253f) to learn more about CBA updates |
| 12 – Aug | * **Variable Rate Change Update**   + As the cash rate is one factor that affects our costs of funds, we have decided to increase our home loan variable interest rates by 0.50% p.a. on and from 12 August 2022. These changes will apply to all product types, including all work in progress applications on and from 12 August 2022. * New variable reference rates * **Special 4-Year Fixed Rate Offer**    + From Friday 5 August 2022 and for a limited time, we are offering a special 4-year Fixed Rate (Principal & Interest, Owner Occupied with a Mortgage Advantage package) of 4.99% p.a.   + This special rate is a reduction of 1.60% p.a. from our current 4-year Fixed Rate (Principal & Interest, Owner Occupied with a Mortgage Advantage package) and has been rolled out especially to support customers looking for certainty in a changing rate environment.   + The comparison rate for the new 4-year Fixed Rate (Principal & Interest, Owner Occupied with a Mortgage Advantage package) is 5.46% p.a.   + Customers can contact us via the CommBank app or may contact you to explore the different options available, including how Rate Lock can help secure the special 4-year Fixed Rate offer * **Rate Lock**   + It's important to make sure customers understand rates are subject to change. If your customer would like more certainty around their rate in the future, a Rate Lock may suit their needs. * **Please note:**    + Rate Lock is not available on Home Seeker, switching, splitting, top ups or repayment change applications.   + Please share with the customer that the Rate Lock fee already paid by the customer is not refundable if the customer changes their mind, does not proceed with the application, or changes the product type or term.   Click [here](https://ecomms.cba.com.au/rv/ff009631b83729e2573ae2dce14183e564a2af9d) to learn more about CBA updates |
| 11 – Aug | Great Southern Bank | * **Home lending updates**   + **Home Lending Pricing Changes**     - Following the official cash rate rise, we will be increasing all variable home loan interest rates by 0.50% per annum, effective Thursday 11 August 2022.     - Our new lending margin across Owner-Occupier and Investor P&I variable products where the LMI is >70% and ≤80%, is also changing. The table below shows how this change will reduce the impact of the rate increase on the new net rate across these products.     - The rate increase will impact new loan applications, applications in progress and existing customers with a variable home loan product (unless they hold a Rate Breaker product which has its own terms and conditions).     - All impacted customers will receive a letter in the mail to inform them of the new rate and new minimum repayment amount.     - Customers with their own regular (periodical) payment arrangements will need to ensure the amount is sufficient to cover the new minimum repayment amount. |
| 1 – Aug | Heritage Bank | * **Updated Form**   + **The following form has been updated and is available for download on the Broker Website under Useful Resources > Forms & Brochures > Guides:**      - Guide to Heritage Deposit Products, effective 1 August 2022 – Addendum – effective 11 August 2022 |
| 9 – Aug | HomeStart | * **Introducing 2% Deposit for Graduate Loan**   + 2% deposit on the Graduate Loan (98% LVR), effective Tuesday 9 August 2022   + HomeStart’s Graduate Loan deposit requirement will decrease from 3% to 2% and is available to customers with a Certificate 3 or higher   + **How will these changes effect applications I have in progress?**     - If you have an application in progress and would like for it to be reconsidered using the new LVR, then please forward an updated loan quote with written instructions to [broker@homestart.com.au](mailto:broker@homestart.com.au).   + Applications submitted from Tuesday 9 August 2022; the new calculation will automatically apply. |
| 9 – Aug | * **Seniors Equity Loan LVR Increase**   + The Seniors Equity Loan minimum LVR will be increasing from 10% to 20%, effective Tuesday 9 August 2022   + **What does this mean for customers?**      - From 60 years old, customers would be able to access 20% of the equity in their home, with the amount increasing by 1% each year thereafter, to a maximum LVR of 45% at age 85.   + **How will these changes effect applications I have in progress?**     - If you have an application in progress and would like for it to be reconsidered using the new LVR, then please forward an updated loan quote with written instructions to [broker@homestart.com.au](mailto:broker@homestart.com.au)     - Applications submitted from Tuesday 9 August 2022, the new calculation will automatically apply. |
| 8 – Aug | * **Fixed Interest Rate changes**   + **HomeStart are increasing the 1-, 2- and 3-Year Fixed Interest Rates. Effective Monday 8 August 2022 the following rates will apply:**      - 1 Year Fixed Interest Rate has increased from 5.49% to 5.99%     - 2 Year Fixed Interest Rate has increased from 5.69% to 6.19%     - 3 Year Fixed Interest Rate has increased from 5.89% to 6.49%   + **Repayment Safeguard – Peace of Mind for Customers**     - HomeStart’s unique Repayment Safeguard means your customers have the peace of mind knowing their repayments do not increase with changes to interest rates.   + **How HomeStart’s Repayment Safeguard works**      - With most loans, HomeStart determines the initial instalment amount based on the customer’s financial situation and typically adjusts their instalment amount once a year in line with inflation (Annual Instalment Review) this is referred to as HomeStart’s ‘Repayment Safeguard’. Your customers repayments will not vary when interest rates change.     - The Annual Instalment Review will continue to occur during a fixed interest rate term. |
| 9 – Aug | ING | * **ING Variable Interest Rate Changes**   + There will be an increase in the variable residential home loan interest rates by 0.50% p.a. for new and existing customers. |
| 12 – Aug | Macquarie | * **Changes to our home loan variable interest rates**   + We’re increasing our home loan variable interest rates by 0.50% p.a., effective from Friday 12 August 2022.   + We’d also like to remind you that we’ve recently reduced our fixed rates by up to 0.76% p.a. These rates came into effect from Friday 5 August 2022. * **Inflight applications**   + Applications in progress need to be formally approved by close of business Thursday 11 August 2022 for the current servicing position to be applied.   + We encourage you to check the servicing position of your applications in progress and pre-approvals by inputting the new variable rates into the serviceability calculator to ensure the application will pass the serviceability requirement in the event it will not be formally approved by Thursday 11 August 2022.   + From Friday 12 August 2022, the new variable rates must be used in our servicing calculator to prove serviceability of the loan amount sought. This applies to applications in progress not yet approved and pre-approvals.   Click [here](https://view.communications.macquarie.com/?qs=4cf0fbc3618e2d16a9ca4600a1d4ffa58864b4b907cf4df3caac9599be465d0149002b963d5fb3dcee91cf79b541181c3b815f2b9886258f32024d3e7982039aab9a8fc7c8720e7a244dfb68b179ad07354d6720db86d914) to learn more about Macquarie updates |
| 10 – Aug | Liberty | * **Lender Update 10 August – Residential**   + Following the RBA’s recent cash rate announcement, we are increasing rates for new and existing variable rate home loans. |
| 6 – Aug | ME Bank | * **Variable Rate changes**   + Following the decision by the Reserve Bank of Australia (RBA) to increase the cash rate by 0.50% to 1.85%, ME is increasing all variable home lending rates by 0.50% p.a., effective Saturday, 6th August 2022.   + **In-flight variable rate applications:**      - **Interest rate impact:**        * In-flight variable home loan applications that settle on or after Saturday, 6 August 2022 will see their interest rate increase post-settlement. Customers who have applied prior to Saturday, 6 August 2022 and settle after this date will also receive the 0.50% p.a. rate increase.       * Note: Any discount that has already been approved for an in-progress application will continue to apply, with the customer rate increasing by the change in reference rate (0.50% p.a.). |
| 12 – Aug | NAB | * **Changes To Variable Rate Home Loans**   + Changes to NAB’s Advertised Tailored Home Loan variable interest rates   + Changes to NAB’s Choice Package Home Loan variable interest rates   + (Note - if a customer is not referred to NAB through a broker, for the time being, the advertised rates for NAB Tailored Home Loans will be different. See nab.com.au rates that apply if a customer is not referred through a broker.)   + **Changes to the advertised variable interest rate also apply to the following loan products:**      - **NAB Tailored Private Package Home Loan** interest rates change at the same amount set out in the ‘Change’ column in the table above. The new interest rate can be calculated using the ‘Change’ tabled above, based on the Loan Purpose and applicable Repayment Type for the NAB Choice Package and Private Package Home Loan.     - **NAB Portfolio Facility and Flexiplus Mortgage** interest rates change at the same amount set out in the ‘Change’ column in the table above. The new interest rate can be calculated using the ‘Change’ tabled above for Investor Interest Only products.     - **NAB SMSF and Overseas Borrower** interest rates change at the same amount set out in the ‘Change’ column in the table above. The new interest rate can be calculated using the ‘Change’ tabled above for Investor products, based on the applicable Repayment Type.   + **Eligibility criteria**      - New interest rates will apply to all applications for NAB Base Variable Rate home loans submitted from Friday 12 August 2022     - New lending only including existing borrowers taking out a top up on an existing home loan for $20,000 or more     - Not available for non-resident borrowers   + **The NAB Base Variable Rate Offer will permanently cease to apply:**      - if there is any change to the loan purpose;     - if there is any change to the repayment type; or     - where the loan ceases to be a NAB Base Variable Rate home loan   + **Pipeline applications**      - Variable rate loan accounts which are not yet drawn will receive the new rate at the effective date or at loan drawdown, whichever is the later. No action is required for any applications already in progress.     - Existing customers on these variable offer rates will have their rates change by the same amount set out in the ‘Change’ column in the above rates table for the applicable Product Type, Loan Purpose, LVR and Repayment Type. |
| 9 – Aug | Suncorp | * **Suncorp Bank launches SunLight | Home loan approvals in 48 hours**   + Suncorp Bank launched SunLight for low-risk home loan applications. SunLight promotes automation and a superior service offering for lower risk customers providing 48 business hours to final decision for low-risk loans that meet the SunLight criteria.   + **Who's eligible?**     - Predominant source of income is PAYG     - Minimum Credit Score is 838 (Equifax)     - Loan to Valuation Ratio ≤80%     - Debt to Income <5     - Servicing is evident     - Valuation held upfront     - Maximum of 4x Splits     - Maximum of 2x Securities   + **Who's not eligible?**     - Self-Employed borrowers and guarantors     - Third-party guarantees (excluding spousal guarantees)     - Non-resident borrowers     - Construction Loans   Click [here](http://go.pardot.com/webmail/151401/481427491/2683b6c1b3fcb3d32c62e8e82c3e92be2419fa5b0b6171d66c48fa2b81618eb5) to learn more about Suncorp updates |
| 12 – Aug | * **Home loan and small business interest rate changes**   + **Home loan variable interest rate changes**     - **Effective Friday 12 August 2022, Suncorp is adjusting its home loan variable interest rates in response to the Reserve Bank of Australia's increase to the official cash rate. The change means:**       * **New to bank home lending variable interest rate changes:**         + Increased base rates across all Back to Basics and Standard Variable products. The increase across base rates will result in an increase for all variable effective rates.         + Any variable rate applications in the pipeline will be impacted by the increase in the base rate.   + **Fixed rate changes:**     - Decreased 3-year fixed base rate for Owner Occupied and Investment Principal and Interest. The decrease in base rates will result in a decrease for 3 years fixed P&I rates.   + **Existing customers:**     - Suncorp will increase interest rates across all existing variable products including grandfathered products by 0.50%. These changes will be effective 12 August 2022. * **Small business interest rate changes**   + **Following the Reserve Bank of Australia's increase to the official cash rate, Suncorp Bank will be changing small business interest rates for existing customers and new lending applications effective Friday 12 August 2022.**      - Small business variable interest rates will increase for existing customers and new lending applications.     - Note there are some reductions to fixed interest rates.   Click [here](http://go.pardot.com/webmail/151401/480774670/2683b6c1b3fcb3d32c62e8e82c3e92be2419fa5b0b6171d66c48fa2b81618eb5) to learn more about Suncorp updates |
| 9 – Aug | Virgin Money | * **Interest Rate update - Virgin Money**   + Virgin Money will increase interest rates to variable home loan interest rates for new and existing customers by 0.50%, in line with the Reserve Bank of Australia (RBA).   + **Changes to the Broker Software Special Interest Rates**     - Virgin Money will be increasing the Broker Software Special Variable interest rates for new and pipeline home loan applications     - The broker software special rate is only available on new owner-occupied applications where LVR is ≤80% with total new borrowings of $300,000 or more and where debt-to-income ratio is below 6x   + **Changes to Variable Interest Rates**     - Virgin Money will be increasing the variable interest rates for new and pipeline Home loan applications.   + **Changes to Standard Variable Interest Rates**     - **Virgin Money will be increasing the standard variable interest rates for new and pipeline home loan applications.** * **In-flight applications:**   + In-progress variable home loan applications that settle before 9 August 2022 will see their interest rate increase post settlement on 9 August 2022. Customers that have applied prior to 9 August 2022 and settle after this date will also receive the 0.50% p.a. rate lift. Submitted applications that have been approved (unconditional, conditional, or approved in principle (AIP)) on or before Monday 8 August 2022 can proceed without serviceability being re-assessed. All other applications will be assessed on the new higher rate. Any material changes to an application that has a negative servicing impact, regardless of application status, will also require a re-assessment of serviceability on the new higher rate |