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| **Effective Date** | **Lender** | **Summary** |
| 13 – May | AMP | * **Home loan variable rate changes, savings account rate changes, and our purchase cashback offer**   + **Home loan variable rate changes**     - We are increasing interest rates for new and existing variable rate home loans, effective 13 May 2022 for new business and 16 May 2022 for existing customers.   + Savings account rate changes   + **Apply by 31 May 2022 and settle by 31 August 2022 to be eligible for our limited time $3,000 cashback offer.**     - In addition, we'll be able to provide you a turnaround time inside 3 business days for new submissions, returning requests for missing information will be assessed in 2 days.   Click [here](https://vision6.ampbanking.com.au/v/7253/1779619360/email.html?k=0QWj51mrCTavc7f9PglSmmHmpD9FLs4K6uIDUX0pZuw) to find out more about AMP updates |
| 13 – May | ANZ | * **ANZ Increases Variable Home Loan Rates**   + Effective 13 May 2022 ANZ will increase variable interest rates for home, residential investment, and line of credit loans by 0.25% p.a.   Click [here](http://links.ecomm.anz.com/servlet/MailView?ms=NDY3Nzc3NTAS1&r=MTQwMjc4ODUzNDY5MQS2&j=MjI0MDI3Nzk5NgS2&mt=1&rt=0) to find out more about ANZ updates |
| 13 – May | * **FY21 Tax Returns**   + From Monday 16 May 2022, ANZ require FY21 tax returns and financials. * Interest in Advance (IIA) Home Loans and Renewals * Branch Appointment for Loan Sign Up Available on anz.com * Welcome to ‘Simpler Home Loans’ Campaign   Click [here](http://links.ecomm.anz.com/servlet/MailView?ms=NDY4MjE3MjYS1&r=MTQwNjM3NzgxNDc4MAS2&j=MjI0MTE5MzY5MgS2&mt=1&rt=0) to find out more about ANZ updates |
| 13 – May | BOQ | * **BOQ - Family Guarantee**   + Simplified the home lending process for a PAYG family guarantor who is providing a Family Guarantee   + Making the process easier for a PAYG family guarantor by reducing the document requirements   + These supporting document changes are for PAYG family guarantors only. A family guarantor can be self-employed, but we need to continue to validate their income and commitments and obtain account statements as their personal income isn’t always easy to determine. There is no change to our serviceability calculator requirements.   + To benefit from this change, the latest version of the Guarantor details form (v04/22) must be completed and signed by all guarantors. This is available now on our broker portal and will be made available in Electronic Lodgement systems from 1 June 2022.   + If the previous version of the Guarantor Details form is provided, the additional documents will be required. Version 04/22 will be mandatory from 30 June 2022 for any type of Guarantor. |
| 13 – May | * **Refinance Cashback Offer Extension**   + The $3,000 refinance cashback offer will be extended to include applications submitted until the new application deadline of Thursday, 30 June 2022, with a new settlement deadline of Friday, 30 September 2022. All other eligibility criteria will remain unchanged.   + **Eligibility:**      - Personal customers taking out a new home loan with BOQ.     - The purpose of the loan must be to refinance a loan to BOQ from another financial institution.   + **This excludes refinances from BOQ Specialist, ME Bank and Virgin Money (Australia).**      - Lending must be flagged with refinance purpose on the loan application.     - Applications need to be received on or before Thursday, 30 June 2022.     - Loans must settle on or prior to Friday, 30 September 2022.     - Minimum new lending of at least $250,000 with maximum LVR of 80%.     - An applicant will be eligible for a maximum of one refinance cashback payment, regardless of the number of loan applications they are party to.     - Customers who have ever received a similar cashback payment from BOQ will be ineligible for these offers.   + Customers will automatically be paid the cashback, provided the eligibility criteria outlined above has been met.   + Customers will be required to have an existing BOQ transaction account or open a BOQ transaction account that the cashback will be paid to within 30 days of the loan settlement. |
| 13 – May | Commonwealth Bank | * **Key EOFY dates, new workshops and more**   + **Key End of Financial Year Dates**     - The End of Financial Year (EOFY) is quickly approaching, and we anticipate volumes will increase in the lead up to this period.     - We want to update you on key dates to help ensure your home loan applications are settled prior to Thursday 30 June.   + **Emailing Construction Commencement Letters**     - From Wednesday 18 May, we will be directly emailing customers their construction commencement letter instead of mailing it to them via post.   + **LMI/LDP Rate Changes**     - From tomorrow, Saturday 14 May, applications created incurring LMI/LDP will receive updated premium rates, resulting in a reduction in the LMI/LDP charges for most loan amounts and LVR tiers.     - Additionally, the 5% external refinance and 10% self-employed loadings will be removed and no longer applied to new applications from this date.     - The LMI/LDP Estimation Tool will be updated in line with these changes tomorrow, Saturday 14 May. Please ensure you are using the most up to date version.     - **Please note:**       * All applications submitted prior to Saturday 14 May will not be eligible for the new premium rates.       * Apply Online / CommApply applications will have the new rates reflected on Monday 16 May.   + **Customer email: Property Insurance**     - Today, Friday 13 May, we will begin sending customers an email with guidance about building insurance for their property.   + **Home Loan Servicing Model: Non-Bridging / Bridging Loans Calculator Updates**     - Tomorrow, Saturday 14 May, we will be updating the Home Loan Servicing Model - Non-Bridging / Bridging Loans   Click [here](https://ecomms.cba.com.au/rv/ff0090bad55ebcf9994d95c88f45a9353ddcd634) to find out more about Commonwealth Bank Updates |
| 14 – May | * **New CBA servicing calculator**   + **The revised calculator includes changes to:**      - Servicing and Bridging Calculators – ability to capture CBA/OFI Business Loans and Business Overdrafts   + Updates to Year-to-Date income calculator – auto calculation of Payment Date from Field |
| 13 – May | Heritage Bank | * **Interest Rates – Lending**   + Increase Owner Occupied Fixed interest rates by 40-65bps   + Increase Investor principal and interest Fixed interest rates by 40-65bps   + Increase Investor interest only Fixed interest rates by 40-65bps |
| 9 – May | HomeStart | * **Advance notification – interruption to HomeStart websites**   + HomeStart will be undertaking system updates on Monday 9 May 2022.   + This will impact your ability to use HomeStart and HomeStart Broker websites between 5:30pm - 9:30pm whilst the updates are in progress. |
| 10 – May | ING | * **Variable Interest Rate Changes**   + Increasing of variable residential home loan interest rates by 0.25% p.a. for new and existing customers |
| 13 – May | Keystart | * **Keystart Broker Update**   + **Income Limits**      - From 1 July 2022 Keystart will permanently adopt income limits that were temporarily increased by $15,000 for singles and couples and by $20,000 for families from July 2019 until June 2022. In addition to making these temporary income limits permanent, the income limits for couples will be aligned with the families income limit of $155,000 if purchasing in the metro area.   + **Urban Connect Home Loan**      - Keystart is also developing a new loan product, the Urban Connect Home Loan, to provide additional options for people wanting medium and high-density homes close to urban centres and METRONET precincts to better suit their needs. The two-year pilot of these loans, capped at 300, will be available for new and established homes. The Urban Connect Home Loan will have higher property prices and limits to ensure access to medium and high-density homes in locations close to transport and urban activity centres.     - Maximum purchase price under the Urban Connect Home Loan for singles is $550,000 and maximum income limit is $180,000. Maximum purchase price under the Urban Connect Home Loan for couples is $650,000 and maximum income limit is $200,000.     - This loan product is still under development and is likely to commence in late 2022. We’ll update you with details and criteria once confirmed.   + **Pilbara Property Purchase Price**      - The maximum property purchase price limit is increasing from $650,000 to $750,000 in the Pilbara, this increase reflects the changing median house prices in the region and will make a larger number of affordable housing options available to Pilbara residents.   + **When do these changes take effect?**      - Income limit changes will take effect from 1 July 2022. The Urban Connect Home Loan is still in development and is likely to commence late in 2022. |
| 13 – May | Macquarie | * **Changes to our home loan variable interest rates**   + We will be increasing our home loan variable interest rates by 0.25% p.a. for all loans.   Click [here](https://view.communications.macquarie.com/?qs=0af72e4f20b5af1c4d26cfcdce712a45a091ddaca6dfd3c481fee6f6dfd31e80a6fc4720faea039dc0093ea1c581a46151355de836a9283edc854dfd5bb53e1aac6c2b656ddc6a28bef9fe42126a090ae599a7087f6eccd0) to find out more about Macquarie updates |
| 13 – May | ME Bank | * **Rate update from ME**   + **An update on home loan interest rates.**      - Following the recent announcement from the Reserve Bank of Australia (RBA) to lift the cash rate by 0.25% per annum (p.a.), we wanted to update you on the changes we’re making.     - Effective from 13 May 2022, ME will increase variable home loan interest rates for new and existing customers by 0.25% p.a., in line with the RBA. In making this decision, we carefully considered our customers, our business and the broader economic environment.     - All customers that hold a variable rate home loan with ME will soon receive a letter that clearly outlines their new rate and repayment amount. This includes information on the tools and support available to help them better understand and manage these changes.   + **In-flight applications**     - In-flight variable home loan applications that settle before 13 May will see their interest rate increase post settlement on 13 May. Customers that have applied prior to 13 May and settle after this date will also receive the 0.25% p.a. rate lift.     - 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 (0.25% p.a.).   + **Serviceability impact will depend on application status as at COB on 12 May 2022 (prior to rate change).**      - Unconditionally approved: Serviceability will not need to be re-assessed.     - Application submitted on or prior to this date or Approved in Principle held at this time: Where serviceability is solely impacted by the rate change the application can still proceed without serviceability being re-assessed, provided unconditional approval is received by 31 May.     - For all other in-progress applications, serviceability must be re-assessed based on the higher interest rate. |
| 13 – May | P&N Bank | * **Policy Updates**   + **Temporary Credit Policy Update - Pre-approvals**      - **P&N Bank will be making the following temporary change to our credit policy effective Monday 16 May 2022.**        * Until further notice pre-approvals will not be accepted for new to bank customers, please note that we will continue to accept pre-approvals for existing customers. (Existing members have to of been with P&N for 3 months)       * Whilst there will be no formal change in Apply Online or LoanApp due to release windows, our pre assessment team have been instructed to not process preapprovals for non-existing members, and to focus on processing loan applications for conditional and full approval.   + **In-flight applications**      - Any application that has been submitted prior to 16 May 2022 does not need to be reassessed under our new policy.   + **General Policy Updates: Effective Immediately**      - Policy RP 1.01: Purpose and Term (Loans Secured by Residential Property)     - Policy RP 1.09: Equity Contributions     - Policy RP 1.18: Insurance and LMI     - Policy GP 1.03: Credit Checks |
| 22 – May | St. George, Bank of Melbourne, BankSA | * **Changes to Credit Policy**   + **From Sunday 22 May 2022 (unless specifically noted otherwise), you’ll find these changes will apply for new and existing customers to applications for new loans (including applications for an increase to an existing loan or any servicing/variation activity requiring a serviceability assessment).**     - Rental Income Shading changes.     - Quarterly HEM update.     - Genuine Savings Requirement update.     - Changes to Salary Sacrifice Declaration Form.   Click [here](https://view.mc.banksa.com.au/?qs=ed654fd970b815db2b3974248bf86b83a04ee21359a23b472fd6a44cba6cd5a149bfcecd5539ae34fbdf7314a23d3c6e2da9e90d225560815e0ba75850ac37da50d28681ed77817ff3d8aa70c2d8b82d) to find out more about BankSA updates  Click [here](https://view.mc.bankofmelbourne.com.au/?qs=ed654fd970b815db036e45075b9d1026293cf657e48edbd949c0607ae224ceaf07bf94f69a5f91691b7021707f5f2367b73c2ca05414bb252b9f38a31a45df7488eabbdd1fad8fd4c344fcbfb2503ddf) to find out more about Bank of Melbourne updates  Click [here](https://view.mc.stgeorge.com.au/?qs=ed654fd970b815db2d851ef4a2c579e7c39ff561abc041d54ed28af75ceecb34c371fc393840767f595b7df3dbc7d770b25bfa190ae1fb16279d6a8ce14657a2b132d4131c6869f46b0faf1f168a15b2) to find out more about St. George Bank updates |
| 22 – May | Westpac | * **Changes to Credit Policy**   + **From Sunday 22 May 2022 (unless specifically noted otherwise), you’ll find these changes will apply for new and existing customers to applications for new loans (including applications for an increase to an existing loan or any servicing/variation activity requiring a serviceability assessment).**     - Rental Income Shading changes.     - Quarterly HEM update.     - Genuine Savings Requirement update.     - Changes to Salary Sacrifice Declaration Form.     - Bridging Loan Valuations.   Click [here](https://view.mc.westpac.com.au/?qs=ed654fd970b815dbb79e3fedbb954722c65267a426f26e8b7390460e78637ab9a3b62ab55cf1825acbefb6365d9fad023977559c325f51b9adeb5d21f256b1a8201eb45dc46f6c443b3086db833dbb9c1ab2c3ebd463eb3f) to find out more about Westpac updates |