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| **Effective Date** | **Lender** | **Summary** |
| 17 – Dec | AMP | * Updated Serviceability Calculator * **Home Loan Rates Update**   + **Changes to: Owner Occupied Fixed Rate Loans Professional Package**     - 2-year fixed; Principal & Interest; $100k+     - 3-year fixed; Principal & Interest; $100k+     - 5-year fixed; Principal & Interest; $100k+   + **Changes to: Basic Package**     - 2-year fixed; Principal & Interest; $40k+     - 3-year fixed; Principal & Interest; $40k+     - 5-year fixed; Principal & Interest; $40k+   + **Changes to: Investment Fixed Rate Loans Professional Package**     - 2-year fixed; Principal & Interest; $100k+     - 2-year fixed; Interest Only; $100k+     - 3-year fixed; Principal & Interest; $100k+     - 3-year fixed; Interest Only; $100k+     - 5-year fixed; Principal & Interest; $100k+     - 5-year fixed; Interest Only; $100k+   + **Changes to: Basic Package**     - 2-year fixed; Principal & Interest; $40k+     - 2-year fixed; Interest Only; $40k+     - 3-year fixed; Principal & Interest; $40k+     - 3-year fixed; Interest Only; $40k+     - 5-year fixed; Principal & Interest; $40k+     - 5-year fixed; Interest Only; $40k+ |
| 15 – Dec | Aussie Select | * **TMD Updates**   + We have published new versions of our Target Market Determinations (TMDs) for our Aussie Select products, effective Wednesday 15 December.   + The TMDs have been further enhanced to provide greater information on our products, including target market and product features, distribution conditions and review triggers.   + Please access and refer to the updated TMDs via the Aussie website as required under your Design and Distribution Obligations and Best Interest Duties. |
| 15 – Dec | Aussie Activate | * **Maximum loan limits increased**   + Increasing maximum loan sizes across Prime and Near Prime, including: \* $1.25m up to 85% LVR for Prime Full Doc – previously $850k   + $2m up to 75% LVR for Near Prime Full Doc – previously $1.75m * **Maternity leave income**   + Acceptance of maternity leave income as an acceptable form of income. Servicing will be based on the lowest income received during the leave period. A period where there is a gap in income needs to be covered by savings and cannot exceed 3 months.   + **Income verification documentation required:**     - Last 2 payslips     - A letter from employer statement commencement and return to work dates, work arrangements and salary upon return; or     - Centrelink letter confirming paid parental leave     - Saving evidence to cover the gap in income (if applicable) * **Foster care income**   + Foster care income can now be used for servicing to reduce household living expenses, when fostering children. Income received above this value cannot be used for servicing of other commitments. |
| 17 – Dec | * **Product and Pricing Update**   + Discounted rates across select LVRs on new Prime, Near Prime and Specialist home loan applications submitted from 17 December 2021 |
| 14 – Dec | Aussie Elevate | * **Interest Rate Change**   + Aussie will be making further changes to our Elevate fixed and variable rate options across both owner occupied and investment new business home loans. * **In flight applications**   + Fixed Rate applications submitted prior to 14 December 2021 will need to be formally approved by 28 December 2021 (14 days grace period) to be contracted for the current fixed rates advertised.   + Applications approved after 28 December will have the new rates applied. |
| 17 – Dec | Bankwest | * **Rate Changes**   + Complete Variable Home Loan - Owner Occupied - P&I   + Premium Select - Owner Occupied - P&I   + Complete Fixed Home Loan - Owner Occupied - P&I 2, 3, 4, and 5 years fixed   + Complete Fixed Home Loan – Investment - P&I 2, 3, and 5 years fixed   + Fixed Home Loan - Owner Occupied - P&I 2, 3, 4, and 5 years fixed   + Fixed Home Loan – Investment - P&I 2-year fixed   + Complete Fixed Home Loan – Investment – 3, 5-year fixed   + Fixed Home Loan – Investment – 3, 5-year fixed * Updated Serviceability Calculator |
| 15 – Dec | BOQ | * **Shutdown**   + The BOQ Broker accreditations team (+BOQBroker@boq.com.au+) will have an official office shutdown period from the 24th of December 2021 to the 7th of January 2022 returning to the office on 10th January 2022.   + During this time, we’ll have a limited team available for urgent accreditations only, if you have anything urgent that needs to be processed during this time, please send your request to +BOQBroker@boq.com.au+ |
| 15 – Dec | Commonwealth Bank | * **Understanding Debt to Income Ratio**   + As part of meeting our regulatory obligations, which include responsible lending, the Debt to Income (DTI) ratio is used to determine the customer’s capacity to repay their loan.   + Making sure DTI is captured accurately helps ensure your customer can realize their home buying dreams in a financially sustainable way. * **NetBank Home Loan Self-Service Tools for Customers**   + This new tool is now live to all eligible customers in NetBank. To have access to these tools, customers must be digitally active on NetBank, and have an eligible variable or fixed Owner Occupied or Investment home loan. * **Branch Closures over the Christmas and New Year Break**   + **We are temporarily closing several our branches over the Christmas and New Year period.** * **Rate Lock Recent Changes and Offer**   + We recently updated our Rate Lock processes to improve the customer experience and to provide you and your customers with more certainty around their rate while you progress the application.   Click [here](https://ecomms.cba.com.au/rv/ff0087b086c0920630936bd1c64ea087ac3d7220#keyreminders) to find out more about Commonwealth Bank updates |
| 16 – Dec | * **Rate Change Update**   + Changes are effective for new customers and existing customers applying for or switching to a Fixed Rate Home Loan, both with and without Mortgage Advantage (MAV) package rates * **New Applications**   + We will automatically process new applications submitted on and from today, Thursday 16 December, at the new interest rates.   + Loans that fund on and from today, Thursday 16 December, will automatically receive the new rates and any approved discounts if the customer did not choose to Rate Lock their loan. * **Rate Lock: Updated Process**    + It's important to make sure customers understand that 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. * **Rate Lock: $375 Offer**   + To support our customers, we are offering a Rate Lock Offer, where we are offering customers a discounted Rate Lock Fee of $375 per account (normally $750) from 5 July 2021 until 31 January 2022.   Click [here](https://ecomms.cba.com.au/rv/ff0087b1caa16a132c984115c245a02de88d5b6d) to find out more about Commonwealth Bank updates |
| 16 – Dec | HSBC | * **HSBC Service Levels**   + **Pre-assessment**     - Current: 5 days     - Target: 2 days   + **Credit assessment**     - Current: 5 days     - Target: 2 days   + To assist reduce turnaround times, we are suspending all new pre-approval submissions effective Friday 17 December 2021. We will be looking to accept fully assessed pre-approval applications towards the end of January 2022.   + Should brokers require a status update on an application, please review the latest HSBC SLAs published here on the Broker Portal prior to calling the Broker Hotline. |
| 17 – Dec | * **Debt to Income (DTI) update**    + HSBC will suspend accepting the following home loan applications until further notice:   + Applications with DTI ≥ 6 AND require an exception to policy\*   + \*Only applications that meet all policy parameters and have a DTI ≥ 6, will be considered. * **Pipeline applications**   + Any application submitted prior to the effective date will continue to be assessed as per the policy at the time of submission |
| 13 – Dec | Heritage Bank | * **Policy Change**   + **LVR Matrix**     - Added wording – ‘There may be further LVR restrictions for certain postcodes or locations. Refer to the Hot Spot Register prior to submission.’   + Due to a recent QBE policy update, we are introducing an 80% maximum LVR on selected postcodes of single industry towns in Qld, NSW, SA & WA for investment lending only.   + Added the Hot Spot Register to the Broker Website and it can be found under Useful Resources > Forms & Brochures > General Forms |
| 14 – Dec | * **Updated Forms**   + Partial Release of Security of Application Form   + Substitution of Security Application Form   + Privacy Acknowledgement and Consent Form   + Electronic Application Form   + LVR Matrix   + Mortgage Lending Policy |
| 16 – Dec | HomeStart | * **Interruption to Tracker**   + HomeStart will be undertaking system updates on Thursday 16 December 2021   + This will impact the ability to use Tracker between 5:30pm - 7:30pm whilst the updates are in progress. |
| 14 – Dec | ME Bank | * Updated Servicing Calculator   + The new calculator should be used for all applications submitted from 14 December 2021. This includes updates to HEM values.   + For AIPs issued prior to 14 December, where the following conditions are met and re-verified (where applicable), formal approval can be granted if:     - loan amount has not increased     - no increase in LVR     - customer’s financial position and employment details remain the same     - standard AIP criteria apply (e.g., acceptability of security) * High Density Valuation Requirements   + AVM and Desktop valuations will now be extended to High Density postcodes where the security dwelling types are one of the following – House, Townhouse and/or Villa.   + All other standard restrictions will continue to apply. * Real Estate Agent declaration form   + Following the MAX sent on 24 November 2021 outlining the required documentary evidence for cash out related to a ‘Purchase of (or deposit for) Residential Property’ ME have created a form to better support you and your customers in meeting the policy requirements. |
| 16 – Dec | * **Increased Fixed Rates for Flexible Home Loan with Member Package**   + Effective from Thursday 16 December 2021, ME will be increasing some of its fixed interest rates for the Flexible Home Loan with Member Package   + **Inflight Applications**     - Unless Rate Lock has been taken (which can only apply to one fixed rate facility per application), inflight fixed home loan applications that settle on or after 16 December 2021 (or outside the Rate Lock validity period) will receive the new rates * **Cash back offer extended**   + Recently ME has been offering eligible refinance customers $3000 cash back when they make the switch to ME. This offer was due to come to an end for applications received by 31 December 2021 but is now extended to applications received by 28 February 2022 (inclusive) that also settle by 31 May 2022 (inclusive). |
| 17 – Dec | P&N Bank | * **Fixed Rate Home Loan Changes**   + Changes to 4- and 5-year Fixed Rates for both Owner Occupied and Investor |
| 15 – Dec | Pepper Money | * **Maximum loan limits increased**   + Increasing maximum loan sizes across Prime and Near Prime, including: \* $1.25m up to 85% LVR for Prime Full Doc – previously $850k   + $2m up to 75% LVR for Near Prime Full Doc – previously $1.75m * **Maternity leave income**   + Acceptance of maternity leave income as an acceptable form of income. Servicing will be based on the lowest income received during the leave period. A period where there is a gap in income needs to be covered by savings and cannot exceed 3 months.   + **Income verification documentation required:**     - Last 2 payslips     - A letter from employer statement commencement and return to work dates, work arrangements and salary upon return; or     - Centrelink letter confirming paid parental leave     - Saving evidence to cover the gap in income (if applicable) * **Foster care income**   + Foster care income can now be used for servicing to reduce household living expenses, when fostering children. Income received above this value cannot be used for servicing of other commitments. |
| 17 – Dec | * **Product and Pricing Update**   + Discounted rates across select LVRs on new Prime, Near Prime and Specialist home loan applications submitted from 17 December 2021 |
| 13 – Dec | St. George, Bank of Melbourne, BankSA | * **CCR on ApplyOnline**   + From January 2022, you will have the ability to complete a Comprehensive Credit Report (CCR) for your customers in ApplyOnline (AOL) before applying. * **LMI Calculator on BrokerHub.**   + We’ve listened to your feedback and are launching a new LMI (Lender’s Mortgage Insurance) Calculator on BrokerHub from 13 December 2021. This calculator can now be used instead of the online calculator when determining the estimate of the LMI cost for a loan application.   Click [here](https://view.mc.stgeorge.com.au/?qs=ccd1004fadd8321a05248bb98fdb00481546d956c78ab5e1f8e7f92f2a5cd796c19b18ac026b0df71c187579b4ddc96ad9d06c9a4d64138dee74245f4e85ae7ea27ea4a8241524f011f232f5b397fe0fb9a0934762d863f4) to find out more about St.George updates  Click [here](https://view.mc.bankofmelbourne.com.au/?qs=ccd1004fadd8321ada4cd3999952a70ea5955b075e91ec18e5ba8b483d3613ffe8d188227d3cf3fdbcf90f6d01f95ebc007904da504f89e0024b68718402f1b23487c31bcf8eb5ba8f15ff2723aa399497eb0d8a14ccf699) to find out more about Bank of Melbourne updates  Click [here](https://view.mc.banksa.com.au/?qs=57c337c717e48ef6de0a1e290ea9847a5b85ecb3e4f2e4e93cd4b49900efc205ecb9b78ebe24385345e2151beb00d4cfd2681788a09f1cbc6b9d4bd6a1deef07343674845abd9a06e4fd77a853c1f80d) to find out more about BankSA updates |
| 17 – Dec | Suncorp | * **Changes to home lending interest rates**   + Suncorp is adjusting the base rates for Fixed Rate Home Loan lending. The change in base rates will flow through to all impacted Special Offer Interest Rates. * **Pipeline**   + Any Fixed Rate pipeline loan applications without Guarantee Rate Fee applied will be impacted by the shift in the base rate change. * **Guaranteed Rate Fee**   + ‘Rate-of-the-day’ is applied to lending on the day of settlement. Customers can secure a fixed rate prior to settlement with our Guaranteed Rate Fee (GRF) from lodgement to settlement for up to 90 days. Brokers can discuss this option with customers. |
| 13 – Dec | Westpac | * **CCR on ApplyOnline**   + From January 2022, you will have the ability to complete a Comprehensive Credit Report (CCR) for your customers in ApplyOnline (AOL) before applying. * **LMI Calculator on BrokerHub**   + We’ve listened to your feedback are launching a new Lenders Mortgage Insurance (LMI) Calculator that will be available on BrokerHub from 13 December 2021. This calculator can now be used instead of the online calculator when determining the estimate of the LMI cost for a loan application.   Click [here](https://view.mc.westpac.com.au/?qs=57c337c717e48ef62e171d4c95ce86fa7fdf1d5410c93eef6e0004b2379cc5da0b98fb5f4dd827323e76a34d02013330fb09623fd9c556070c4f60165122efb82590993014986a3e46f0a7e635aed7cbd264746fd0856c14) to find out more about Westpac updates |