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| **Effective Date** | **Lender** | **Summary** |
| 20 – Apr | HSBC | * **New LVR Changes**   + **HSBC has simplified the LVR parameters**     - **Low Density**       * Consolidate security value bands up to 80% LVR without LMI       * Increase LVR for non-residents from 60% to 70%       * Allow LMI cover for regional securities (up to 93% inclusive LVR)       * Remove Prestige Postcodes     - **High Density**       * **Greater differentiation between:**         + low and higher risk locations         + standard and higher value units     - **For Both**       * Removed LVR differentiation between Owner Occupied and Investment loan purpose       * Fixed LVR setting for higher value and regional securities       * Consolidate Remote into Regional postcode category |
| 22 – Apr | Heritage Bank | * **Changes to Rate Guarantee requirements**   + We have changed when a Rate Guarantee form can be accepted. Previously we accepted the Rate Guarantee forms up until the loan was funded, however this has changed to ‘until unconditional approval’ (i.e. No Rate Guarantees will be accepted after unconditional approval).   + The date the Rate Guarantee period starts has changed to when the Rate Guarantee form is submitted to Heritage. |
| 19 – Apr | HomeStart | * **Fixed Interest Rate changes**   + **HomeStart is increasing the 1-, 2- and 3-Year Fixed Interest Rates. Effective Tuesday 19 April 2022 the following rates will apply:**     - 1 Year Fixed Interest Rate has increased from 3.99% to 4.19%     - 2 Year Fixed Interest Rate has increased from 4.09% to 4.59%     - 3 Year Fixed Interest Rate has increased from 4.49% to 4.99% |
| 21 – Apr | ME Bank | * **Fixed Rate Changes**   + Increased Owner Occupier Fixed Rates for Flexible Home Loan with Member Package   + Increased Investor Fixed Rates for Flexible Home Loan with Member Package * **Inflight Applications**   + Unless Rate Lock has been applied (which can only apply to one fixed rate facility per application), inflight fixed home loan applications that settle on or after 21 April 2022will receive the rates listed above (subject to any further rate changes before settlement is completed). |
| 22 – Apr | NAB | * **NAB will increase the NAB Choice Package and Tailored Home Loan fixed interest rates for Owner Occupiers and Investors**   + Changes to Advertised Fixed Rates for NAB Choice Package   + Changes to Advertised Fixed Rates for NAB Tailored Home Loan   + **These rates are effective from Friday 22 April 2022 and apply to:**      - New NAB Choice Package home loans and Tailored Home Loans 1; and     - Existing NAB Choice Package home loans and existing Tailored Home Loans 1\*1\*where a customer applies to switch from a variable to a fixed rate or re-fix their loan on or after this date. * **New fixed rate customers or drawdowns**   + The actual rate that will apply will be the effective fixed rate as at the day of drawdown unless the customer takes out Rate Lock and that interest rate is lower than the advertised fixed rate at drawdown (including any approved pricing discounts). This means that applications submitted prior to Friday 22 April 2022 that are drawn down on or after this date will receive the new rate. * **Existing customers & changes to home loans**   + Customers who make a request to switch from a variable to a fixed rate, or to re-fix their rate before Friday 22 April 2022 will receive the rate that applied at the time, we received the Request To Change form. For clarity, any Request to Change forms seeking to switch from a variable to a fixed rate, or re-fix a rate on or after Friday 22 April 2022 will receive the new fixed rates. |
| 22 – Apr | Suncorp | * **Positive Policy Changes for Brokers**   + **Probation Income**     - When assessing income reliability, we're now considering past employment stability with the same employer/industry or role for applicants who haven't completed their probation period.   + **Contract/Temporary Agency Income**     - The time period that income must be earned continuously for has been reduced to ≥ 6 months.   + **Cash Out**     - We're no longer controlling the disbursal of funds or investigating an applicant's ability to complete a transaction where the Cash Out forms part of an asset purchase.   + **Facility Purpose**     - We are removing the restriction to borrow to buy shares > $100K (subject to the Bank's usual terms and conditions).   + **Applicant Equity (Retail)**     - Evidence of genuine savings is only required where the LVR > 90%.     - Gift Contribution Acknowledgement is only required where the LVR is >80% and the inclusion of the gift in the Capacity to Repay results in a negative servicing position.   + **Coronavirus policy changes**     - We've removed Coronavirus specific assessment requirements.   + **Capacity to Repay (CTR) - PAYG**     - We've introduced a cap to the maximum rental income used for CTR calculations.     - LVR >80% - maximum Rental income allowable is ≤5% Rental Yield. (Cap automatically applied in Suncorp's CTR).     - LVR ≤80% - maximum Rental Income allowable is ≤7% Rental Yield   Click [here](http://go.pardot.com/webmail/151401/444905318/2683b6c1b3fcb3d32c62e8e82c3e92be2419fa5b0b6171d66c48fa2b81618eb5) to find out more about Suncorp updates |