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| **Effective Date** | **Lender** | **Summary** |
| 24 – May | AMP | * **Updated AMP Bank Home Loan Rates & Serviceability Calculator**   + Changes to Professional Package Owner Occupied, Principal & Interest   + AMP Essential Owner Occupied, Principal & Interest |
| 27 – May | * **First Home Buyer Family Guarantee now available**   + Existing AMP Bank customers and those who own an unencumbered property can use equity in their residential property to guarantee part of the new loan, without having to provide a cash gift or loan, as a family guarantor. The family member providing the guarantee must be a parent, step parent, de-facto to the parent or former legal guardian of one of the borrowers.   + The First Home Buyer Family Guarantee reduces the loan to value ratio (LVR) to 80%, so there’s no need to pay lender’s mortgage insurance (LMI). To do this, the eligible family guarantors provide a limited guarantee, secured by their own residential property, in lieu of a deposit. * **Purchase cashback extended**   + Apply by 30 June 2022 and settle by 30 September 2022 to be eligible for our limited time $3,000 cashback offer. * **Coming soon: A new online option for customers to complete KYC**   + 'Know Your Customer’ or ‘KYC’ is a necessary part of our risk mitigation program and a requirement under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006. Customers will soon be able to verify their identity online for this purpose, without the need to obtain and post original certified copies of identification via mail.   Click [here](https://vision6.ampbanking.com.au/v/7253/1779724266/email.html?k=niFss5K-18gmhDC9SCaKKT7_kFLB5qruCrmjoiLDOsk) to find out more about AMP updates |
| 24 – May | ANZ | * **ANZ Simplicity PLUS Special Offers - Interest Rate Discount Changes**   + Effective 24 May 2022 ANZ will increase the Special Offer Discount available on ANZ Simplicity PLUS Home Loans (Owner Occupied) with Principal and Interest repayments and an LVR ≤70% (LVR as assessed by ANZ).   + ANZ will reduce the Special Offer Discount available on ANZ Simplicity PLUS Residential Investment loans with Principal and Interest and Interest Only repayments across all LVR categories (LVR as assessed by ANZ).   + The new Special Offer Discounts are only available to eligible customers who submit an application for new or additional ANZ lending of at least $50,000 on or after 24 May 2022.   Click [here](http://links.ecomm.anz.com/servlet/MailView?ms=NDY4NzQ5MTUS1&r=MTQxMDc5OTgxNDUyMQS2&j=MjI0MjUwNTUyOQS2&mt=1&rt=0) to find out more about ANZ updates |
| 24 – May | HSBC | * **Updated forms**   + **Useful Resources > Forms & Brochures > Application Forms**      - Electronic Application Form – version 04/11\_v1     - Included in this update in the Declaration section on page 3, we have added a question regarding FASTRefi. Please note that the process isn’t available at this stage. Further information regarding the new FASTRefi process will be announced soon.   + **Useful Resources > Forms & Brochures > Matrix**      - Home Loan Matrix – version 11/04/2022\_v1 |
| 23 – May | Heritage Bank | * **Heritage Bank Interest Rate Change effective Monday 23 May 2022**   + Heritage will be increasing all owner occupier and investor variable interest rates by 25bps |
| 25 – May | ME Bank | * **ME Bank – New CAT version available**   + The reason for the new version is due to a change in the Income Variance Calculator. |
| 25 – May | * **Cash back offer update + HL Fee Changes + Credit Policy Updates**   + **Cash Back Offer Update**     - Effective from 31 May 2022, ME’s cash back offer is being adjusted from $3,000 to $2,500. The cash back offer is available on eligible refinances of an existing home loan from another financial institution with minimum new lending of $250,0001. To be eligible for this offer, applications must be received between 31 May 2022 and Thursday 30 June 2022 (inclusive) and settled by Friday 30 September 2022.     - Eligible refinance applications received by ME prior to 31 May 2022 and settle before 31 August 2022 will get the previously advertised $3,000 cashback offer.   + **Changes to Home Loan Fees**     - Effective 20 June 2022, ME is changing some of the fees associated with its home loan products.   + **Increasing the Settlement Fee (previously referenced as Solicitor Fee)**     - ME is increasing the Settlement Fee from $200 to $250. The new fee amount will be applied to all loan applications where the Letter of Offer (LoO) is issued on or after 20 June 2022. The updated fee schedule will be published on the ME website on 20 June 2022.     - **Inflight applications:**        * For all inflight applications that have not had a LoO issued prior to 20 June 2022, the increased Settlement Fee will be applied.       * Applications where the LoO has been issued prior to 20 June will retain the current fee amount.   + **Removal of Loan Renegotiation Fee and Product Variation Fee**     - ME will cease charging Loan Renegotiation Fee ($250) and Product Variation Fee ($250) on all new and existing loans from 20 June 2022.   + **Credit Policy Updates**     - Effective 25 May 2022, ME has updated some of our policy settings.   + **Essential Services Workers variation rule**     - To further support our Essential Services Workers, the credit policy has been updated to exclude Essential Services Workers from the variation rules requirement where 3 months YTD income is evident. If greater than 3 months is evident on the payslip the annualised YTD amount can be used without any requirement for secondary income documentation. Note: Where the Essential Services Worker is Casual or has < 3 months YTD on pay slip, secondary income documentation and comparison to last year’s income will still be required.   + **Covid-19-related sections**     - We have removed the requirements for additional information for refinance applications where covid repayment pauses were evident. In addition to this, we have also removed the requirement of latest two quarterly Business Activity Statement (BAS) or the 90-day interim transaction statement for self-employed applicants.     - **Inflight applications**       * The changes to Policy mentioned above, will be applied to all submitted applications currently in WIP   + **Home Lending Policy Update**     - From 25 May our Credit Home Loan Policy (now referred to as Home Lending Policy), available on the portal, will be restructured. We are separating Policy and Procedures into 2 distinct sections and simplifying the language throughout for ease of use. Guidance notes will be incorporated into the procedures where applicable. |
| 27 – May | NAB | * **Pricing change to NAB Fixed Rates**   + Changes to Advertised Fixed Rates for NAB Choice Package   + Changes to Advertised Fixed Rates for NAB Tailored Home Loan * **Changes to the advertised fixed interest rate also apply to the following loan products:**    + NAB SMSF and Overseas Borrower interest rates change at the same amount set out in the ‘Change’ column in the above rates table for Investor products, for the applicable Repayment Type and Fixed Term * **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 27 May 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 27 May 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 27 May 2022 will receive the new fixed rates.   + The fixed rate changes do not impact existing fixed rate loans. |
| 27 – May | * **QBE LMI premium change**   + QBE has made changes to its Lenders Mortgage Insurance (LMI) premiums. The following changes will apply to new LMI applications and loan variations involving LMI received on or after Monday 6 June 2022.   + The QBE Calculator will be updated with the new premiums structure from 8:00pm Friday 3 June 2022 (AEST).   + For all home loan applications, LMI premiums will be increasing by approximately 6%. * **Pipeline process**   + **The new LMI premiums will apply to all new NAB loan applications and NAB loan variation applications with LMI which are:**     - submitted after 8:00pm (AEST) on Friday 3 June 2022;     - submitted before that time but which haven’t been unconditionally approved by then. * **NAB fixed interest rates**   + NAB has today announced increases to the NAB Choice Package and Tailored Home Loan fixed interest rates for Owner Occupiers and Investors. These changes are effective Friday 27 May 2022.   Click [here](https://view.e.nabbroker.com.au/?qs=084c2845396ae894c0a7c5f5f96e9fdb3dc03db6f774d49c524a27d8082ee2edf9473b0a364eeed2713ead261bbc7f75abe5c83dd1ea9bbe8ba9d0fd3b182c8f49f29636135de055b678ce81daf758814f249e9f0068a734) to find out more about NAB updates |
| 27 – May | Pepper Money | * **Pepper Money Product & Pricing Update**   + Adjustments to home loan interest rates   + No LPF for Prime Full Doc loans 80-85% LVR   + $0 on selected upfront fees |
| 26 – May | St. George, Bank of Melbourne, BankSA | * **Fixed rates are increasing for:**   + Owner Occupier Standard Fixed Rate (Principal & Interest)   + Owner Occupier Standard Fixed Rate (Interest Only)   + Residential Investment Loan Fixed Rate (Principal & Interest)   + Residential Investment Loan Fixed Rate (Interest Only)   Click [here](https://view.mc.stgeorge.com.au/?qs=65165d589f316c826e7993e1f79c56a49d68273f58532fde39a773a4b88834c4caa9da73d4b868e033d1ae22e79dfadb1d6989a671b7117951648d90fd3a982cfda9c4f6427e9d0a89b7c6e4f27f54cd847a62f8e574b011) to find out more about St. George Bank updates  Click [here](https://view.mc.bankofmelbourne.com.au/?qs=daa9f06cd600a7d701fd53cf88955023d54e62e9accdb155a41b862122fa8abb88b2d1846ad54e4c0559216eea1ca6b8c6317923302743274a3f7260bbb897b90c7f19e7d6a30cc754d87fb03bb8d122) to find out more about Bank of Melbourne updates  Click [here](https://view.mc.banksa.com.au/?qs=daa9f06cd600a7d7961d2fd67b6928da0a9eb4b166b85e469fcfa8ca6dead720b3a4fb1fe6a2b2e11b4a3379e5000230556018299c1437fa7d582b04f7cf7d8926ef2d4d6bd4f664ae3acc0bdec9311f) to find out more about BankSA updates |
| 24 – May | Suncorp | * **End of financial year deadlines**   + Lodgement for refinance applications: Tuesday 31 May 2022   + Lodgement for purchase applications: Tuesday 31 May 2022   + Additional documentation required for assessment: Friday 10 June 2022   + Returning loan & security documentation: Friday 17 June 2022   Click [here](http://go.pardot.com/webmail/151401/456050923/2683b6c1b3fcb3d32c62e8e82c3e92be2419fa5b0b6171d66c48fa2b81618eb5) to find out more about Suncorp updates |
| 26 – May | Westpac | * **Fixed rates are increasing for:**   + Owner Occupier Standard Fixed Rate (Principal & Interest)   + Owner Occupier Standard Fixed Rate (Interest Only)   + Residential Investment Loan Fixed Rate (Principal & Interest)   + Residential Investment Loan Fixed Rate (Interest Only)   Click [here](https://view.mc.westpac.com.au/?qs=ca0945382b04b1110c13b68ebb8b8fafe7e2aab01ad5f544f0fd31181024fb98b0b102633fd9ce1f2dd84bab8a1b047f6e4fe774b8e8e068ffae544b1ac5e3237c429adb1f4184b9dbfb023caeae21ce) to find out more about Westpac updates |