

Interest Rates for Broker Mortgage Lending

Rates effective for new business
21 October 2021



Owner Occupied Home Loans

Variable rates

	Loan to Value Ratio	Annual Percentage Rate	Comparison Rate [^] p.a.	Annual Percentage Rate	Comparison Rate [^] p.a.
		Principal & Interest		Interest Only	
Basic Variable*	<=60%**	2.29%	2.32%	3.23%	3.26%
	<=70%**	2.34%	2.37%	3.23%	3.26%
	<=80%	2.39%	2.42%	3.23%	3.26%
	>80%<=90%	3.03%	3.06%	n/a	n/a
	>90%<=95%	3.19%	3.22%	n/a	n/a
Special Residential**+	<=60%**	2.29%	2.35%	3.48%	3.54%
	<=70%**	2.34%	2.40%	3.48%	3.54%
	<=80%	2.39%	2.45%	3.48%	3.54%
	>80%<=90%	3.28%	3.34%	n/a	n/a
	>90%<=95%	3.44%	3.50%	n/a	n/a
Standard Variable ⁺	<=80%	4.32%	4.39%	4.72%	4.79%
	>80%<=95%	4.32%	4.39%	n/a	n/a

Fixed rates

	Loan to Value Ratio	Annual Percentage Rate	Comparison Rate [^] p.a.	Annual Percentage Rate	Comparison Rate [^] p.a.
		Principal & Interest		Interest Only	
1 Year Fixed	<=70%	2.09%	4.17%	3.49%	4.30%
	<=80%	2.39%	4.20%	3.49%	4.30%
	>80%<=90%	2.99%	4.26%	n/a	n/a
2 Year Fixed	<=70%	2.09%	3.98%	3.24%	4.19%
	<=80%	2.39%	4.03%	3.24%	4.19%
	>80%<=90%	2.99%	4.14%	n/a	n/a
3 Year Fixed	<=70%	2.29%	3.86%	3.24%	4.10%
	<=80%	2.39%	3.88%	3.24%	4.10%
	>80%<=90%	2.99%	4.03%	n/a	n/a
5 Year Fixed	<=80%	2.79%	3.76%	3.39%	4.01%
	>80%<=90%	4.39%	4.41%	n/a	n/a

First Home Loan Deposit Scheme, New Home Guarantee & Family Home Guarantee Owner Occupied Home Loans

These rates are only available for those applicants utilising the First Home Loan Deposit Scheme, New Home Guarantee or Family Home Guarantee as part of their loan application. As such the applicants must meet all the required eligibility rules and be issued a scheme Guarantee Certificate by the National Housing Finance and Investment Corporation.

⁺ Offset Account Available.

*Rates available for new lending. We reserve the right to withdraw offer at any time.

** Limited time offer available for new lending. We reserve the right to withdraw offer at any time.

Interest Rates for First Home Loan Deposit Scheme Loans		
	Annual Percentage Rate	Comparison Rate [^] p.a.
	Principal and Interest	
Basic Variable Home Loan	2.39%	2.42%
2 Year Fixed Home Loan	2.39%	4.03%
3 Year Fixed Home Loan	2.39%	3.88%

Interest Rates for Broker Mortgage Lending

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Residential Investment Home Loans

Variable rates

	Loan to Value Ratio	Annual Percentage Rate	Comparison Rate [^] p.a.	Annual Percentage Rate	Comparison Rate [^] p.a.
		Principal & Interest		Interest Only	
Basic Variable*	<=60%**	2.44%	2.49%	2.84%	2.89%
	<=70%**	2.49%	2.54%	2.84%	2.89%
	<=80%	2.54%	2.59%	2.84%	2.89%
	>80%-<=90%	3.43%	3.48%	3.98%	4.03%
Special Residential **+	<=60%**	2.44%	2.50%	2.84%	2.90%
	<=70%**	2.49%	2.55%	2.84%	2.90%
	<=80%	2.54%	2.60%	2.84%	2.90%
	>80%-<=90%	3.68%	3.74%	4.23%	4.29%
Standard Variable ⁺	<=80%	4.32%	4.39%	4.72%	4.79%
	>80%-<=90%	4.32%	4.39%	4.72%	4.79%

Fixed rates

	Loan to Value Ratio	Annual Percentage Rate	Comparison Rate [^] p.a.	Annual Percentage Rate	Comparison Rate [^] p.a.
		Principal & Interest		Interest Only	
1 Year Fixed	<=80%	2.69%	4.23%	3.19%	4.27%
	>80%-<=90%	3.19%	4.27%	3.39%	4.29%
2 Year Fixed	<=80%	2.44%	4.04%	2.99%	4.14%
	>80%-<=90%	2.99%	4.14%	3.19%	4.18%
3 Year Fixed	<=80%	2.39%	3.88%	2.49%	3.92%
	>80%-<=90%	2.99%	4.03%	3.09%	4.07%
5 Year Fixed	<=80%	2.99%	3.84%	3.99%	4.24%
	>80%-<=90%	3.99%	4.24%	4.19%	4.32%

⁺Offset Account Available.

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Important Information

All interest rates quoted are annual percentage rates with interest calculated daily and charged monthly and are subject to change. Interest rate margins may apply for non-personal borrower types (including, but not limited to, companies and trusts). Full interest rate details are available on application. MyState Bank does not in any way guarantee that it will accept an application or apply any rate that appears in this publication. Loan applications are subject to MyState Bank's normal Credit Approval Criteria and may also require approval of a Lenders Mortgage Insurer. Terms and conditions, fees and charges apply. [^]Comparison rate is calculated on a loan amount of \$150,000 for a term of 25 years based on monthly repayments. For variable rate interest only loans, a 3 year interest only period has been used in the calculation. For fixed rate interest only loans, the interest only period aligns with the fixed term. These comparison rates are applicable only to, and are calculated on, the basis that the loan is secured. **Warning:** This comparison rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers, are not included in the comparison rate but may influence the cost of the loan.