

Investment Home Loan Rates

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ABN 85 051 868 556 AFSL & Australian Credit Licence No. 244248

Loan Options	Investment Standard Variable Rate (ISVR)	Investment Interest Saver	Investment Flexi Low Rate ⁵	Investment Flexi Low Rate Special ⁷	Investment Line of Credit ² (ILOC)	Investment 3 Year Fixed HomeBuilder ^{1,7,8}	Investment 1 Year Fixed Home Loan ¹	Investment 2 Year Fixed Home Loan ¹	Investment 3 Year Fixed Home Loan ¹	Investment 4 Year Fixed Home Loan ¹	Investment 5 Year Fixed Home Loan ¹
Principal & Interest (P&I) Annual Percentage Rate	5.00%	4.25%	2.69%	2.54%	5.55%	1.99% Fixed	2.49% Fixed	2.49% Fixed	2.49% Fixed	2.89% Fixed	2.99% Fixed
P&I Comparison Rate³	5.04%	4.29%	2.69%	2.54%	N/A	3.71%	4.12%	3.97%	3.83%	3.83%	3.78%
Interest Only (IO) Annual Percentage Rate⁴	5.35%	4.60%	3.09%	N/A	5.55%	N/A	2.69% Fixed	2.69% Fixed	2.69% Fixed	3.09% Fixed	3.09% Fixed
IO Comparison Rate^{3, 5}	5.19%	4.43%	2.85%	N/A	N/A	N/A	4.14%	4.01%	3.88%	3.90%	3.82%
P&I Max. LVR (including LMI premium)	85%	85%	85%	70%	80%	80%	85%				
IO Max. LVR (including LMI premium)	80%	80%	80%	N/A	80%	N/A	80%				
Min. Loan amount	No minimum	\$50,000	\$50,000	\$50,000	\$20,000	\$50,000	No minimum				
Available under Hume Property Package**	Yes	No	N/A	N/A	Yes	N/A	Yes				
Special Offers	See Hume Property Package	N/A	N/A	N/A	See Hume Property Package	N/A	See Hume Property Package				
Property Package Discount	Discount from ISVR 0.70% pa \$150,000 or more 0.80% pa \$250,000-\$499,999* 0.90% pa \$500,000+*	N/A	N/A	N/A	Discount from ILOC 0.70% pa \$150,000 or more 0.80% pa \$250,000-\$499,999* 0.90% pa \$500,000+*	N/A	Discount from applicable Investment Fixed rate 0.10% pa \$150,000+				
Max. term	30 years	30 years	30 years	30 years	25 years	30 years	30 years				
Additional repayment	✓	✓	✓	✓	✓	Limitations may apply	Limitations may apply				
Online Redraw Facility	Yes - Free Unlimited	Yes - Free Unlimited	Yes - Free Unlimited	Yes - Free Unlimited	N/A	Yes - Free Unlimited	Yes - Free Unlimited				
Manual Redraw Facility	Yes - One free per month \$30 thereafter	Yes - \$30 per redraw	Yes - \$30 per redraw	Yes - \$30 per redraw	N/A	Yes - One free per month \$30 thereafter	Yes - One free per month \$30 thereafter				
100% Offset Account	✓	✗	✗	✗	N/A	✗ Not during fixed term	✗ Not during fixed term				
Top up available	✓	✓	✓	✓	✓	✗ Not during fixed term	✗ Not during fixed term				
Split loan an option	✓	✓	✓	✓	✓	✓	✓				
Avail. for construction	✓	✓	✓	✓	✗	✓	✗				
Chq, Eftpos, Visa Debit & Counter access	✗	✗	✗	✗	✓	✗	✗				
Interest only	✓	✓	✓	✓	✓	✓ During construction only	✓				
Interest in advance	✗	✗	✗	✗	✗	✓	✓				
Application fee	\$600	\$600	Nil	Nil	\$600	\$600	\$600				
Top up fee	\$300	\$300	\$300	\$300	\$300	N/A during fixed term	N/A during fixed term				
Switch fee	\$300	\$300	\$300	\$300	\$300	N/A during fixed term	N/A during fixed term				
Break cost fee	N/A	N/A	N/A	N/A	N/A	Applies	Applies				

Where an increase to an existing home loan is sought to purchase a personal item (eg car/holiday/boat), the option of a personal loan also needs to be considered.

¹ All investment fixed rate home loans revert to the Investment Interest Saver rate at the expiration of the fixed term, except for fixed rate packaged loans which revert to 0.70% discount from the Investment Standard Variable rate (regardless of balance).

² As the Investment Line of Credit is interest only for the term of the loan, and the borrower may not have reduced the principal at all by the end of the term, the borrower must consider how they are going to repay the principal sum at the end of the term. Repayment by sale of the owner/occupied property may not be suitable.

³ Comparison rate based on a secured loan of \$150,000 over 25 years. **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.

⁴ Maximum initial Interest Only loan term is 5 years. Interest only rates may differ during the construction period.

⁵ Comparison rate for the Standard Variable rate loan is based on a 5 year interest only period, on a secured loan of \$150,000 over 25 years. Comparison rates for fixed rate home loans is based on an interest only period equal to that of the fixed rate period, and is based on a secured loan of \$150,000 over 25 years. **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.

⁶ This offer applies to new loans with Principal & Interest repayments for the purpose of a purchase or refinance and does not apply to a refinance of an existing Hume loan. This offer may be withdrawn without notice at any time, at which point only approved loans funded within 3 months of the offer end date will continue to be eligible.

⁷ This offer is only available to new loans for the purpose of renovation or construction of new properties located within a 150 kilometre radius from the Albury Post Office, 570 Dean Street, Albury NSW 2640.

⁸ This offer is available for eligible applications submitted between 10 August 2020 and 31 March 2021 unless withdrawn earlier by Hume Bank. This offer may be withdrawn at any time without notice, at which point only approved loans drawn down within the time period specified in the loan contract will continue to be eligible.

* Amounts refer to the total packaged home loan borrowings. For bridging loans, the loan amount used to determine the applicable discount is the loan amount once the bridging loan has been reduced at the end of the bridging period.

** A \$375 annual fee applies per package.

Guaranteed rate	The guaranteed rate will be the current fixed rate for the relevant product plus a margin of 0.15%. This guarantees that rate at the agreed date will apply on settlement. Loan must settle within 3 months
Additional repayments	Can be made at any time. If the total of the additional payments to the loan exceed the balance at the commencement of the fixed rate period by 25%, a break cost fee may be payable.
Break cost fee	Payable when prior to the expiry of any fixed rate period that applies to your loan (a) you make any early repayment in respect of your loan or (b) we agree to switch the interest rate to a variable interest rate. This fee is not payable in relation to early repayments during the fixed rate period that total less than 25% of the balance at the commencement of the fixed rate period, or during the initial fixed rate period of a honeymoon rate loan

Example **Break cost fee**

Current Balance	A	\$250,000
Residual term (months)	B	12
Customers fixed interest rate	C	3.80%
Fixed rate applicable for residual term	D	2.50%
Difference between rates (C – D)	E	1.30%
Break Cost		\$3,250

The Break Cost is calculated as follows: $(A \times E \times B)/12$ where A is (a) the amount of the early repayment or (b) the balance on your loan on the day the interest rate is varied, E is the difference between Hume's fixed interest rate for the remainder of the fixed rate period and the fixed rate that applies to your loan, and B is the number of full months left in the fixed rate period.

Information correct as at 22/2/2021

Fees and charges payable. Normal lending criteria apply. Full details of all terms and conditions are available on request.

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