

Investment Home Loan Rates

Issue date 14 August 2025



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

Loan Options	Loan to Valuation Ratio (LVR)	liteBlue (variable rate)	myBlue (variable rate)	1 Year Fixed myBlue ¹	2 Year Fixed myBlue ¹	3 Year Fixed myBlue ¹	4 Year Fixed myBlue ¹	5 Year Fixed myBlue ¹	Investment Line of Credit ² (LOC)
Principal & Interest (P&I) Annual Percentage Rate	<=60%	5.39%	5.49%	5.28% Fixed	5.18% Fixed	5.18% Fixed	5.74% Fixed	5.74% Fixed	8.75%
P&I Comparison Rate ³		5.40%	5.49%	5.47%	5.43%	5.40%	5.58%	5.60%	N/A
Principal & Interest (P&I) Annual Percentage Rate	60.01 <=80%	5.49%	5.59%	5.38% Fixed	5.28% Fixed	5.28% Fixed	5.94% Fixed	5.94% Fixed	8.75%
P&I Comparison Rate ³		5.50%	5.59%	5.57%	5.53%	5.50%	5.72%	5.74%	N/A
Principal & Interest (P&I) Annual Percentage Rate	80.01 <=90%	5.69%	5.79%	5.79% Fixed	5.59% Fixed	5.59% Fixed	6.19% Fixed	6.19% Fixed	N/A
P&I Comparison Rate ³		5.70%	5.79%	5.79%	5.75%	5.73%	5.93%	5.96%	N/A
Interest Only (IO) Annual Percentage Rate ⁴	<=60%	5.59%	5.69%	5.64% Fixed	5.49% Fixed	5.49% Fixed	5.95% Fixed	5.95% Fixed	8.75%
IO Comparison Rate ^{4,5}		5.49%	5.58%	5.50%	5.49%	5.49%	5.65%	5.69%	N/A
Interest Only (IO) Annual Percentage Rate ⁴	60.01 <=80%	5.69%	5.79%	5.69% Fixed	5.59% Fixed	5.59% Fixed	6.15% Fixed	6.15% Fixed	8.75%
IO Comparison Rate ^{4,5}		5.59%	5.68%	5.60%	5.59%	5.59%	5.79%	5.83%	N/A
Interest Only (IO) Annual Percentage Rate ⁴	80.01 <=90%	5.99%	6.09%	5.89% Fixed	5.69% Fixed	5.69% Fixed	6.35% Fixed	6.35% Fixed	N/A
IO Comparison Rate ^{4,5}		5.83%	5.92%	5.80%	5.77%	5.76%	5.99%	6.03%	N/A
Max. term		30 years	30 years	30 years					25 years
Additional repayment		✓	✓	Limitations may apply					✓
Online Redraw Facility		Yes - Free Unlimited	Yes - Free Unlimited	Yes - Free Unlimited					N/A
Manual Redraw Facility		Yes - \$30 per redraw	Yes - \$30 per redraw	Yes - \$30 per redraw					N/A
100% Offset Account		✗	✓	✓					N/A
Top up available		✓	✓	✓					✓
Split loan an option		✗	✓	✓					✓
Avail. for construction		✓	✓	✓					✗
Chq, Eftpos, Visa Debit & Counter access		✗	✗	✗					✓
Paper Statements Option		eStatement only	✓	✓					✓
Interest only		✓	✓	✓					✓
Rate Lock		N/A	N/A	\$750 or 0.15%, whichever is greater.					N/A
Application fee		\$199	\$0	\$0					\$600
Top up fee		\$300	\$300	N/A during fixed term					\$300
Switch fee		\$300	\$300	N/A during fixed term					\$0
Break cost fee		N/A	N/A	Applies					N/A

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 myBlue investment variable rate at the contracted LVR tier at the expiration of the fixed term.

² As the Investment Line of Credit is interest only, and the borrower may not have reduced the principal by the end of the term, the borrower must consider how they will repay the principal balance at the end of the term. Repayment by sale of the investment 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 rates for myBlue & liteBlue loans are based on a 5 year interest only period, on a secured loan of \$150,000 over 25 years. Comparison rates are based on an interest only period equal to that of the fixed rate period; 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.

Rate Lock	A Fixed Rate Lock is charged at \$750 or 0.15%, whichever is greater, of the approved facility limit that is set out in your loan contract. The Rate Lock will be debited to the loan on the date your loan is drawn down, or part thereof.
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	\$180,000
Residual term (months)	B	22
Customers fixed interest rate	C	5.40%
Fixed rate applicable for residual term	D	4.60%
Difference between rates (C – D)	E	0.80%
Break Cost		\$2,640

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.

Note: The 'Guaranteed rate' feature is no longer for sale.

Information correct as at 14/8/25

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

Hume Bank Limited ABN: 85 051 868 556 AFSL and Australian Credit Licence No: 244248