

# \$3,000 Refinance Cashback offer extension

Effective **1 September 2021**, we're extending the \$3,000 Refinance Cashback~ per customer home loan offer for eligible refinance applications received by **30 September 2021** and settle by **31 December 2021**.

## Eligibility criteria

- \$3,000 Refinance Cashback- available for new refinance applications received between 1 July 2021 to 30 September 2021 and settled by 31 December 2021. Offer may be varied or withdrawn at any time.
- Limit of one \$3,000 cashback payment per customer regardless of the number of applications, properties or loans involved per 12 month period. For joint applications, only one cashback payment will be paid to the primary applicant.
- Min Loan amount \$250k and LVR# must be less than 90%.
- Offer available on Owner Occupier (Principal & Interest repayments) and Residential Investment Loans (Principal & Interest and Interest Only repayments) with either the Advantage Package^ (\$395 annual package fee) and Basic Home Loans.
- Offer not available for Portfolio Loans, Owner Occupier Interest Only loans, residential lending originated under family or company trusts, refinances of home loans within the Westpac Group which include Westpac, St.George, Bank of Melbourne, BankSA and RAMS.
- The cashback will be paid into a Bank of Melbourne transaction account within 60 days of settlement. This account must be in the same name as the home loan account and linked to the home loan at settlement.
- Advantage Package^ Terms and Conditions apply. A \$395 annual package fee applies and is payable from an eligible Bank of Melbourne transaction account. Before deciding to acquire a Bank of Melbourne transaction account, read the terms and conditions, and consider if the product is right for your client.
- Tax consequences may arise from this promotion for investors and customers should seek independent advice on any taxation matters.

## Exclusions

This offer is not available for:

- Portfolio Loans.
- Switches and refinances of home loans within the Westpac Group which include Westpac, St.George, Bank of Melbourne, BankSA and RAMS.
- Owner Occupier Interest Only loans.
- Residential lending originated under a trust.
- Residential lending under a company name.

The [broker website](#) will be updated with the Cashback offer changes on the effective date.

### Important Information

Credit criteria, fees and charges apply. Terms & conditions available at [bankofmelbourne.com.au/brokers](http://bankofmelbourne.com.au/brokers). Based on Bank of Melbourne's credit criteria, residential lending is not available for Non-Australian resident borrowers.

\* The comparison rate is based on a loan of \$150,000 over a term of 25 years. **WARNING:** This comparison rate is true only for the examples given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate.

\*\* **Fixed Rates & Rate Lock:** The Bank will apply the fixed rate that is available at the loan settlement date or the date the fixed rate period commences, unless the customer locks a fixed rate in on the loan using our Rate Lock feature. The Rate Lock fee is 0.15% of the loan amount or \$500, whichever is higher, capped at \$1,000 for loans up to \$2mil. For loans above \$2mil, the Rate Lock fee is 0.15% of the loan amount. At the end of the fixed rate period the interest rate will convert to the applicable variable interest rate unless a new fixed term is selected and then the fixed rate is determined two business days prior to the refix.

# **LVR** stands for the initial loan to value ratio at loan approval. LVR is the amount of your loan compared to the Bank's valuation of your property offered to secure your loan expressed as a percentage. For example, a loan of \$400,000 to buy a property worth \$500,000 results in a loan to value ratio of 80. Home loan rates are set based on the initial LVR and don't change because of changes to the LVR during the life of the loan.

^ **Advantage Package** Terms and Conditions apply. A \$395 annual package fee applies and is payable from an eligible Bank of Melbourne transaction account. An Advantage Package discount has been included in the advertised eligible rate. The discount and fee savings apply for the duration of the package. Before deciding to acquire a Bank of Melbourne transaction account, your client should read the terms and conditions, and consider if the product is right for them.

**1 Basic Home Loan Promotional Principal and Interest Rate:** This offer is only available for new Owner Occupier Basic Home Loan applications with Principal and Interest repayments received from 24/08/2021. Rate includes 1.62% p.a. discount for the life of the loan. Excludes internal refinances and switches within the Westpac Group, which includes Westpac, St.George, Bank of Melbourne, BankSA and RAMS. This offer may be withdrawn at any time. Interest rates subject to change.

**2 Residential Investment Basic Principal and Interest Promotional Rate:** This offer is only available for new Residential Investment Basic Home Loan applications with Principal and Interest repayments received from 24/08/2021. Rate includes 1.90% p.a. discount applied for the life of the loan. Excludes internal refinances and switches within the Westpac Group, which includes Westpac, St.George, Bank of Melbourne, BankSA and RAMS. This offer may be withdrawn at any time. Interest rates subject to change.

~ **\$3,000 Refinance Cashback:** Credit criteria, fees and charges apply. Terms and conditions available at [bankofmelbourne.com.au](http://bankofmelbourne.com.au). \$3,000 Refinance Cashback available for new refinance applications received between 1 July 2021 to 30 September 2021 and settle by 31 December 2021. Offer may be varied or withdrawn at any time. Limit of one \$3,000 cashback payment per customer regardless of the number of applications, properties or loans involved per 12 month period. For joint applications, only one cashback payment will be paid to the primary applicant. Min Loan amount \$250k. LVR must be less than 90%. Offer available on Owner Occupier (Principal & Interest repayments) and Residential Investment Loans (Principal and Interest & Interest Only repayments) with either the Advantage Package (\$395 annual package fee) and Basic Home Loans. Offer not available for Portfolio Loans, Owner Occupier Interest Only loans, residential lending originated under family or company trusts, refinances of home loans within the Westpac Group which include St.George, Westpac, Bank of Melbourne, BankSA and RAMS. The cashback will be paid into a Bank of Melbourne transaction account within 60 days of settlement. This account must be in the same name as the home loan account and linked to the home loan at settlement. Advantage Package Terms and Conditions apply. A \$395 annual package fee applies and is payable from an eligible Bank of Melbourne transaction account. Before deciding to acquire a Bank of Melbourne transaction account, read the terms and conditions, and consider if the product is right for your client. Refer to [bankofmelbourne.com.au](http://bankofmelbourne.com.au). Tax consequences may arise from this promotion for investors and customers should seek independent advice on any taxation matters.