

Issue date: 30 September 2021

Issue no. 221

Home Loan Rate Changes & RG271 Internal Dispute Resolution Update – 01 October 2021

The Bank has announced changes to select Your Way and Your Way Plus fixed interest rates effective **01 October 2021**, across all our divisions.

A revised serviceability calculator will be available from **01 October 2021** on our [TMBL Broker Portal](#) under **Tools and calculators**.

See below table for rate change details:

Your Way - Owner Occupied								
	Principal & Interest				Interest Only			
	Current Rate	Change	New Rate ¹	Comparison Rate*	Current Rate	Change	New Rate ¹	Comparison Rate*
3 Year Fixed	2.19%	+0.10%	2.29%	3.81%	2.39%	+0.10%	2.49%	3.88%
4 Year Fixed	2.29%	+0.20%	2.49%	3.73%	2.49%	+0.20%	2.69%	3.82%
5 Year Fixed	2.74%	+0.20%	2.94%	3.79%	2.94%	+0.20%	3.14%	3.88%

Your Way - Investor								
	Principal & Interest				Interest Only			
	Current Rate	Change	New Rate ¹	Comparison Rate*	Current Rate	Change	New Rate ¹	Comparison Rate*
3 Year Fixed	2.49%	+0.10%	2.59%	4.11%	2.69%	+0.10%	2.79%	4.17%
4 Year Fixed	2.59%	+0.20%	2.79%	4.03%	2.79%	+0.20%	2.99%	4.11%
5 Year Fixed	3.04%	+0.20%	3.24%	4.08%	3.24%	+0.20%	3.44%	4.18%

Your Way Plus - Owner Occupied								
Fixed LVR up to 60%								
	Principal & Interest				Interest Only			
	Current Rate	Change	New Rate ¹	Comparison Rate*	Current Rate	Change	New Rate ¹	Comparison Rate*
3 Year Fixed	2.04%	+0.10%	2.14%	2.89%	2.24%	+0.10%	2.34%	2.91%
4 Year Fixed	2.14%	+0.20%	2.34%	2.91%	2.34%	+0.20%	2.54%	2.94%
5 Year Fixed	2.59%	+0.20%	2.79%	3.06%	2.79%	+0.20%	2.99%	3.09%



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Your Way Plus – Investor								
Fixed LVR up to 60%								
	Principal & Interest				Interest Only			
	Current Rate	Change	New Rate ¹	Comparison Rate*	Current Rate	Change	New Rate ¹	Comparison Rate*
3 Year Fixed	2.34%	+0.10%	2.44%	3.18%	2.54%	+0.10%	2.64%	3.21%
4 Year Fixed	2.44%	+0.20%	2.64%	3.20%	2.64%	+0.20%	2.84%	3.24%
5 Year Fixed	2.89%	+0.20%	3.09%	3.35%	3.09%	+0.20%	3.29%	3.39%

Your Way Plus - Owner Occupied								
Fixed LVR >60% to 80%								
	Principal & Interest				Interest Only			
	Current Rate	Change	New Rate ¹	Comparison Rate*	Current Rate	Change	New Rate ¹	Comparison Rate*
3 Year Fixed	2.04%	+0.10%	2.14%	2.96%	2.24%	+0.10%	2.34%	2.99%
4 Year Fixed	2.14%	+0.20%	2.34%	2.98%	2.34%	+0.20%	2.54%	3.01%
5 Year Fixed	2.59%	+0.20%	2.79%	3.12%	2.79%	+0.20%	2.99%	3.16%

Your Way Plus – Investor								
Fixed LVR >60% up to 80%								
	Principal & Interest				Interest Only			
	Current Rate	Change	New Rate ¹	Comparison Rate*	Current Rate	Change	New Rate ¹	Comparison Rate*
3 Year Fixed	2.34%	+0.10%	2.44%	3.25%	2.54%	+0.10%	2.64%	3.28%
4 Year Fixed	2.44%	+0.20%	2.64%	3.27%	2.64%	+0.20%	2.84%	3.30%
5 Year Fixed	2.89%	+0.20%	3.09%	3.41%	3.09%	+0.20%	3.29%	3.45%



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Your Way Plus - Owner Occupied								
Fixed LVR >80% to 90%								
	Principal & Interest				Interest Only			
	Current Rate	Change	New Rate ¹	Comparison Rate*	Current Rate	Change	New Rate ¹	Comparison Rate*
3 Year Fixed	2.04%	+0.10%	2.14%	3.10%	2.24%	+0.10%	2.34%	3.13%
4 Year Fixed	2.14%	+0.20%	2.34%	3.11%	2.34%	+0.20%	2.54%	3.14%
5 Year Fixed	2.59%	+0.20%	2.79%	3.24%	2.79%	+0.20%	2.99%	3.28%

Your Way Plus – Investor								
Fixed LVR >80% up to 90%								
	Principal & Interest				Interest Only			
	Current Rate	Change	New Rate ¹	Comparison Rate*	Current Rate	Change	New Rate ¹	Comparison Rate*
3 Year Fixed	2.34%	+0.10%	2.44%	3.40%	2.54%	+0.10%	2.64%	3.43%
4 Year Fixed	2.44%	+0.20%	2.64%	3.40%	2.64%	+0.20%	2.84%	3.44%
5 Year Fixed	2.89%	+0.20%	3.09%	3.53%	3.09%	+0.20%	3.29%	3.57%

Your Way Plus - Owner Occupied								
Fixed LVR >90%								
	Principal & Interest				Interest Only			
	Current Rate	Change	New Rate ¹	Comparison Rate*	Current Rate	Change	New Rate ¹	Comparison Rate*
3 Year Fixed	2.04%	+0.10%	2.14%	3.47%	2.24%	+0.10%	2.34%	3.50%
4 Year Fixed	2.14%	+0.20%	2.34%	3.43%	2.34%	+0.20%	2.54%	3.48%
5 Year Fixed	2.59%	+0.20%	2.79%	3.53%	2.79%	+0.20%	2.99%	3.58%



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Your Way Plus – Investor								
Fixed LVR >90%								
	Principal & Interest				Interest Only			
	Current Rate	Change	New Rate ¹	Comparison Rate*	Current Rate	Change	New Rate ¹	Comparison Rate*
3 Year Fixed	2.34%	+0.10%	2.44%	3.76%	2.54%	+0.10%	2.64%	3.79%
4 Year Fixed	2.44%	+0.20%	2.64%	3.72%	2.64%	+0.20%	2.84%	3.77%
5 Year Fixed	2.89%	+0.20%	3.09%	3.82%	3.09%	+0.20%	3.29%	3.88%

Please note

- Only those products affected by the interest rate change have been included in the above table – all other home loan interest rates remain unchanged.
- Interest rates quoted and all rates are subject to change at any time.

What about applications in the pipeline?

All applications with rate lock will be honoured as per the terms of their rate lock agreement.

All other applications received by 1 October 2021, and approved by 1 November 2021 will have their existing interest rates honoured.

Applications received after 1 October 2021, or approved after 1 November 2021 will be subject to the new interest rates.

RG271 Internal Dispute Resolution update

What is happening?

The bank will be updating all affected collateral and assets to ensure it meets RG271 regulations.

What does this mean?

The following documents currently available via the TMBL Broker portal are being updated and will be made available via the portal on **01 October 2021**:

- Privacy Consent Declaration and Rate Lock
- Home Loan Options
- Package Home Loan – Terms and Conditions
- Home Loans – Customer Needs Matrix

What should I do?

If you currently have any of the above items in physical circulation (hardcopy) or electronically saved to your system, please ensure they are destroyed and replaced with the updated version.



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Further Information

For all our latest news, please visit the TMBL Broker portal (<https://broker.tmbank.com.au>) or contact your Broker Development Manager on **1300 TMBank** or email broker@tmb.com.au.



Mark Middleton
Head of Third Party Distribution



**Don't miss out on
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Deposit Scheme**

Secure a spot today.
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*Scheme eligibility criteria, membership
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Important Information

Scheme eligibility criteria apply. Eligibility criteria apply to join Teachers Mutual Bank Limited. All applications for credit are subject to our responsible lending criteria. Fees and charges apply. Consumer lending terms and conditions [available here](#) or from any of our offices. . **1.** Interest rates effective **01 October 2021**. All rates quoted are for new business. Rates quoted and all rates subject to change. For Your Way fixed rate loan, at the end of the fixed rate period the interest rate reverts to the applicable variable rate of that product with principal and interest repayments unless borrower selects another eligible product. For Your Way Plus fixed rate loan, the revert variable rate is also determined by the Loan to Valuation Ratio (LVR) at the commencement of the fixed rate period.* **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. The comparison rate quoted is based on \$150,000 for a term of 25 years. Rates apply to secured loans only.

