

Issue date: 28 August 2024

Issue no. 308

## Home Loan Rate Changes – 29 August 2024

We are reducing the Your Way variable and comparison rates\*\* and our Your Way Fixed comparison rates\*\* effective **Thursday, 29 August 2024** across all our divisions.

A revised Serviceability Calculator will be available from the effective date on our **TMBL Broker Portal** under **Tools and Calculators**.

Here are the rate changes:

	Owner Occupied				Investor			
	Principal and Interest		Interest Only		Principal and Interest		Interest Only	
	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate
<b>Your Way</b>								
Basic Variable LVR up to 80%	6.14%	6.20%	6.54%	6.37%	6.44%	6.50%	6.84%	6.67%
Basic Variable LVR >80%	6.79%	6.86%	7.19%	7.03%	7.09%	7.16%	7.49%	7.33%
Standard Variable	8.44%	8.51%	8.84%	8.69%	8.74%	8.81%	9.14%	9.00%
<b>Your Way Fixed</b>								
1 Year Fixed	6.54%	6.25%	6.94%	6.29%	6.84%	6.55%	7.24%	6.59%
2 Year Fixed	6.29%	6.23%	6.69%	6.31%	6.59%	6.53%	6.99%	6.61%
3 Year Fixed	6.24%	6.23%	6.64%	6.34%	6.54%	6.53%	6.94%	6.64%
4 Year Fixed	6.34%	6.28%	6.74%	6.42%	6.64%	6.58%	7.04%	6.72%
5 Year Fixed	6.39%	6.31%	6.79%	6.48%	6.69%	6.62%	7.09%	6.78%
Your Way Variable Rollover	6.14%	6.20%	6.54%	6.37%	6.44%	6.50%	6.84%	6.67%

### Please note:

- Home Loan products affected by the rate change are noted in red in the above table – all other home loan interest rates and comparison rates remain unchanged.
- From 29 August 2024, please destroy all advertising/marketing material displaying old rates.

### 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@tmbl.com.au](mailto:broker@tmbl.com.au).



**Mark Middleton**



# Broker latest news

TEACHERS MUTUAL  
BANK LIMITED

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## Head of Third Party Distribution

### Important Information

**Please note** – Membership eligibility applies to join the Bank. All applications for credit are subject to our responsible lending criteria. Fees and charges apply. You can find our [Consumer Lending Terms and Conditions](#) available online or from any of our offices.

**\*\*WARNING:** The comparison rates quoted are based on \$150,000 for a term of 25 years. Rates apply to secured loans only. 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.

1. ALL RATES QUOTED ARE FOR NEW BUSINESS ONLY. Applications are subject to lending criteria. Rates quoted and all rates subject to change.

