# Residential loans

Effective 6 November 2025

| | Basic Home Loan | Offset Home Loan | Clean Energy Home Loan | Bridging Loan |
|---|---|---|---|---|
| **Purpose** | **Home and investment** | **Home and investment** | **Home and investment** | **Home** |
| **Minimum loan amount** | $10,000 | $10,000 | $10,000 | $10,000 |
| **Maximum loan term** | 30 Years – P&I<br>5 years – IO<br>1,2,3,5 years – Fixed | 30 Years – P&I<br>5 years – IO<br>1,2,3,5 years – Fixed | 30 years – P&I<br>3 years – Fixed | 1 Year |
| **Maximum LVR without LMI for Owner Occupied** | 80%<br>or 95% for GS*<br>or 98% for SPS | 80%<br>or 95% for GS*<br>or 98% for SPS | 80%<br>or 95% for GS*<br>or 98% for SPS | 75% |
| **Maximum LVR for Investment** | 90% | 90% | 90% | 75% |
| **Maximum LVR with LMI** | 95% + LMI | 95% + LMI | 90% + LMI | N/A |
| **Maximum LVR for land or construction** | 90% (inclusive of LMI) | 90% (inclusive of LMI) | 90% (inclusive of LMI) | 75% |
| **Interest only repayments available** | Yes – investment only | Yes – investment & construction only | Yes – construction only | No |
| **Maximum interest only term** | 5 Years if LVR < 70%<br>3 Years if LVR > 70% | 5 Years if LVR < 70%<br>3 Years if LVR > 70% | N/A | N/A |
| **Application method** | Phone, online, broker | Phone, online, broker | Phone, online, broker | Phone, online, broker |
| **Repayment frequency** | W.F.M | W.F.M | W.F.M | N/A |
| **Split loan between variable and fixed facility** | Yes | Yes | Yes | No |

* GS stands for General Stream and SPS stands for Single Parent Stream, all covered under the Australian Government 5% Deposit Scheme. See definitions on page 4.

# **Residential loans** (continued)

| | Basic Home Loan | Offset Home Loan | Clean Energy Home Loan | Bridging Loan |
|---|---|---|---|---|
| **Purpose** | **Home and investment** | **Home and investment** | **Home and investment** | **Home** |
| **Family/Eco repayment pause 3 or 6 months** | Yes | Yes | Yes | N/A |
| **Interest rate discount based on Loan to Valuation Ratio** | Yes | Yes | No | No |
| **Establishment fee – new mortgage** | $0 | $0 | $0 | $595 |
| **Annual fee** | N/A | $199 | $199 | N/A |
| **Free Offset Account** | No | Yes | Yes | No |
| **Platinum Visa Credit Card annual fee waiver** | No | Yes | Yes | No |
| **Variable interest rate:** | | | | |
| **100% Offset** | No | Yes | Yes | No |
| **Number of Offset accounts allowed** | N/A | Unlimited | Unlimited | N/A |
| **Redraw** | Yes, P & I only | Yes, P & I only | Yes, P & I only | No |
| **Redraw fees** | $0 | $0 | $0 | N/A |

# **Residential loans** (continued)

| | Basic Home Loan | Offset Home Loan | Clean Energy Home Loan | Bridging Loan |
|---|---|---|---|---|
| **Purpose** | **Home and investment** | **Home and investment** | **Home and investment** | **Home** |
| **Minimum redraw** | No min | No min | No min | N/A |
| **Additional repayments** | Yes | Yes | Yes | Yes |
| **Early repayment penalty** | No | No | No | No |
| **Fixed interest rate:** | | | | |
| **Available** | Yes | Yes | Yes | No |
| **Offset** | No | Yes, $20,000 cap | Yes, $20,000 cap | No |
| **Number of Offset accounts allowed** | N/A | 1 | 1 | N/A |
| **Redraw** | No | No | No | No |
| **Additional repayments** | Yes, capped at $30,000* | Yes, capped at $30,000* | Yes, capped at $30,000* | N/A |
| **Early repayment penalty** | Yes, break fee applies | Yes, break fee applies | Yes, break fee applies | No |

* up to $30,000 of additional repayments during the fixed rate period. Break fee applies if additional payment cap exceeded during fixed rate period.

### Things you should know:

- **LVR** stands for Loan to Value Ratio. It is the percentage of money you borrow for a home loan compared to the value of the property. If your LVR is greater than 80%, you will need to pay lenders mortgage insurance (LMI).
- **LMI** stands for Lenders Mortgage Insurance. Lenders Mortgage Insurance (LMI) is a one-off, non-refundable, non-transferrable premium that's added to your home loan. The more you contribute to the purchase price of your property, the lower the LMI cost will be.
- **IO** stands for Interest Only loan. An interest-only loan is a loan in which the borrower pays only the interest for some or all of the term, with the principal balance unchanged during the interest-only period.
- **P&I** stands for Principle and Interest loan. With a P&I loan, your repayments are divided up into two portions. Some is used to pay off the interest due on your outstanding loan amount, while the remainder goes towards paying off the outstanding loan amount itself.

### Australian Government 5% Deposit Scheme

The Australian Government 5% Deposit Scheme (Scheme) is an Australian Government initiative to support eligible home buyers to purchase a home sooner.

For more information about the Scheme and eligibility, please visit:

- the Bank Australia website at bankaust.com.au/banking/home-loans/australian-government-5-deposit-scheme
- the first home buyers Commonwealth Government Housing Australia website at firsthomebuyers.gov.au



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