

Residential loans

Effective 2 October 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 5 years – IO 1,2,3,5 years – Fixed	30 Years – P&I 5 years – IO 1,2,3,5 years – Fixed	30 years – P&I 3 years – Fixed	1 Year
Maximum LVR without LMI for Owner Occupied	80% or 95% for GS* or 98% for SPS	80% or 95% for GS* or 98% for SPS	80% or 95% for GS* 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% 3 Years if LVR > 70%	5 Years if LVR < 70% 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
Balance included in customer value (for transactions account fee waiver)	Yes	Yes	Yes	Yes

* 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
Line of credit	No	No	No	No
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 and transactional banking	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	No

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
Redraw fees	\$0	\$0	\$0	N/A
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