



Residential Update

Service Levels



Purchase/Refinance

4 Days



Sales Support Unit

Average speed to answer: 31 secs

Interest Rates

There are no changes to our residential mortgage rates. For more information on our current interest rates, see below or our [broker portal](#).

Updated Serviceability Calculator

Our living expense benchmark is reviewed on a regular basis and we have updated our serviceability calculator to reflect this. The updated calculator (version 1.8) is available by logging in to our broker portal [here](#).

From **16 August 2021**, applications will be assessed based on the updated expense benchmarks.

Interest Rates as at 13 August 2021

MORTGAGE SIMPLIFIER	OWNER OCCUPIED		INVESTMENT	
	Interest Rate (p.a.)	Comparison Rate (p.a.)*	Interest Rate (p.a.)	Comparison Rate (p.a.)*
Principal & Interest				
Aggregate Borrowings \$1m + and LVR ≤ 80%	2.45%	2.48%	2.64%	2.67%
Aggregate Borrowings \$500k to \$999k and LVR ≤ 80%	2.49%	2.52%	2.64%	2.67%
Aggregate Borrowings \$150k to \$499k and LVR ≤ 80%	2.49%	2.52%	2.64%	2.67%
Aggregate Borrowings \$150k + and LVR > 80% ≤ 90% (incl. LMI)	2.59%	2.62%	N/A	N/A
Aggregate Borrowings \$150k + and LVR > 90%	3.00%	3.03%	N/A	N/A
Aggregate Borrowings less than \$150k	3.92%	3.94%	4.00%	4.02%
Interest only				
Aggregate Borrowings \$1m + and LVR ≤ 80%	3.50%	3.52%	3.04%	3.06%
Aggregate Borrowings \$500k to \$999k and LVR ≤ 80%	3.54%	3.56%	3.04%	3.06%

Aggregate Borrowings \$150k to \$499k and LVR ≤ 80%	3.54%	3.56%	3.04%	3.06%
Aggregate Borrowings less than \$150k	4.45%	4.47%	4.45%	4.47%

ORANGE ADVANTAGE	OWNER OCCUPIED		INVESTMENT	
	Interest Rate (p.a.)	Comparison Rate (p.a.)*	Interest Rate (p.a.)	Comparison Rate (p.a.)*
Principal & Interest				
Aggregate Borrowings \$1m + and LVR ≤ 80%	2.50%	2.85%	2.69%	3.03%
Aggregate Borrowings \$500k to \$999k and LVR ≤ 80%	2.54%	2.89%	2.69%	3.03%
Aggregate Borrowings \$150k to \$499k and LVR ≤ 80%	2.54%	2.89%	2.69%	3.03%
Aggregate Borrowings \$150k + and LVR > 80% ≤ 90% (incl. LMI)	2.64%	2.98%	N/A	N/A
Aggregate Borrowings \$150k + and LVR > 90%	3.05%	3.39%	N/A	N/A
Aggregate Borrowings less than \$150k	4.07%	4.39%	4.20%	4.51%
Interest only				
Aggregate Borrowings \$1m + and LVR ≤ 80%	3.55%	3.88%	3.09%	3.42%
Aggregate Borrowings \$500k to \$999k and LVR ≤ 80%	3.59%	3.91%	3.09%	3.42%
Aggregate Borrowings \$150k to \$499k and LVR ≤ 80%	3.59%	3.91%	3.09%	3.42%
Aggregate Borrowings less than \$150k	4.55%	4.86%	4.65%	4.96%

FIXED RATE LOAN WITH ORANGE ADVANTAGE - LVR ≤ 80%	OWNER OCCUPIED		INVESTMENT	
	Interest Rate (p.a.)	Comparison Rate (p.a.)*	Interest Rate (p.a.)	Comparison Rate (p.a.)*
Principal & Interest				
1 Year Fixed Rate	2.04%	3.94%	N/A	N/A
2 Year Fixed Rate	1.84%	3.73%	N/A	N/A
3 Year Fixed Rate	1.89%	3.56%	N/A	N/A
4 Year Fixed Rate	2.34%	3.54%	N/A	N/A
5 Year Fixed Rate	2.49%	3.48%	N/A	N/A

FIXED RATE LOAN WITH ORANGE ADVANTAGE - LVR > 80% ≤ 90%	OWNER OCCUPIED		INVESTMENT	
	Interest Rate (p.a.)	Comparison Rate (p.a.)*	Interest Rate (p.a.)	Comparison Rate (p.a.)*
Principal & Interest				
1 Year Fixed Rate	2.14%	3.94%	N/A	N/A
2 Year Fixed Rate	1.94%	3.74%	N/A	N/A
3 Year Fixed Rate	1.99%	3.59%	N/A	N/A
4 Year Fixed Rate	2.44%	3.58%	N/A	N/A
5 Year Fixed Rate	2.59%	3.52%	N/A	N/A

FIXED RATE LOAN WITH ORANGE ADVANTAGE - LVR > 90%	OWNER OCCUPIED		INVESTMENT	
	Interest Rate (p.a.)	Comparison Rate (p.a.)*	Interest Rate (p.a.)	Comparison Rate (p.a.)*
Principal & Interest				
1 Year Fixed Rate	2.59%	4.11%	N/A	N/A
2 Year Fixed Rate	2.39%	3.82%	N/A	N/A
3 Year Fixed Rate	2.44%	3.70%	N/A	N/A
4 Year Fixed Rate	2.89%	3.72%	N/A	N/A
5 Year Fixed Rate	3.04%	3.70%	N/A	N/A

FIXED RATE LOAN STAND ALONE - LVR ≤ 80%	OWNER OCCUPIED		INVESTMENT	
	Interest Rate (p.a.)	Comparison Rate (p.a.)*	Interest Rate (p.a.)	Comparison Rate (p.a.)*
Principal & Interest				
1 Year Fixed Rate	2.14%	3.94%	N/A	N/A
2 Year Fixed Rate	1.94%	3.74%	N/A	N/A
3 Year Fixed Rate	1.99%	3.59%	N/A	N/A
4 Year Fixed Rate	2.44%	3.58%	N/A	N/A

5 Year Fixed Rate	2.59%	3.52%	N/A	N/A
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FIXED RATE LOAN STAND ALONE - LVR > 80% ≤ 90%	OWNER OCCUPIED		INVESTMENT	
	Interest Rate (p.a.)	Comparison Rate (p.a.)*	Interest Rate (p.a.)	Comparison Rate (p.a.)*
Principal & Interest				
1 Year Fixed Rate	2.24%	3.95%	N/A	N/A
2 Year Fixed Rate	2.04%	3.76%	N/A	N/A
3 Year Fixed Rate	2.09%	3.61%	N/A	N/A
4 Year Fixed Rate	2.54%	3.61%	N/A	N/A
5 Year Fixed Rate	2.69%	3.56%	N/A	N/A

FIXED RATE LOAN STAND ALONE - LVR > 90%	OWNER OCCUPIED		INVESTMENT	
	Interest Rate (p.a.)	Comparison Rate (p.a.)*	Interest Rate (p.a.)	Comparison Rate (p.a.)*
Principal & Interest				
1 Year Fixed Rate	2.69%	3.99%	N/A	N/A
2 Year Fixed Rate	2.49%	3.84%	N/A	N/A
3 Year Fixed Rate	2.54%	3.72%	N/A	N/A
4 Year Fixed Rate	2.99%	3.76%	N/A	N/A
5 Year Fixed Rate	3.14%	3.74%	N/A	N/A

FIXED RATE LOAN (STAND ALONE)	OWNER OCCUPIED		INVESTMENT	
	Interest Rate (p.a.)	Comparison Rate (p.a.)*	Interest Rate (p.a.)	Comparison Rate (p.a.)*
Principal & Interest				
1 Year Fixed Rate	N/A	N/A	2.34%	4.56%
2 Year Fixed Rate	N/A	N/A	2.34%	4.35%
3 Year Fixed Rate	N/A	N/A	2.34%	4.16%
4 Year Fixed Rate	N/A	N/A	2.64%	4.08%
5 Year Fixed Rate	N/A	N/A	2.64%	3.93%
Interest only				
1 Year Fixed Rate	N/A	N/A	2.54%	4.96%
2 Year Fixed Rate	N/A	N/A	2.54%	4.80%
3 Year Fixed Rate	N/A	N/A	2.54%	4.65%
4 Year Fixed Rate	N/A	N/A	2.94%	4.60%
5 Year Fixed Rate	N/A	N/A	2.94%	4.49%



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Sales Support Unit

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For the curious: Information and interest rates are correct on the date of publication and are subject to change. All applications for credit are subject to ING's credit approval criteria. Fees and charges apply. Any advice in this email does not take into account you or your customers' objectives, financial situation or needs and you should consider whether it is appropriate for you or your customers.

Before making any decision in relation to our products, you and your customers should read the relevant Terms and Conditions booklet and Fees & Limits Schedule available at ing.com.au. Products are issued by ING, a business name of ING Bank (Australia) Limited ABN 24 000 893 292, AFSL and Australian Credit Licence 229823. In relation to our interest rates, aggregate borrowing refers to total new residential ING borrowings, excluding commercial loans. To be eligible for Orange Advantage & Mortgage Simplifier LVR Based interest rates, the following conditions apply:

- Applications must be for a new loan with new security property to ING
- The interest rate applicable is based on the capitalised LVR including any applicable LMI.

Interest rate discounts for LVR 90% or less are available only for new to ING security property. If your customer applies to borrow more than 80% of the property value, they will be required to obtain Lenders Mortgage Insurance.

Fixed Rate Loans will revert to the current Mortgage Simplifier variable interest rate at the end of the fixed interest period. Important points to note:

- Where applicable LVR Based Interest Rates will apply.
- The interest rate discount that will apply at the end of the fixed interest period will be outlined in the customer's loan documentation

For this to apply, the original loan amount, loan purpose and LVR must be eligible for LVR based interest rates at the time of application.

If your customer selects a fixed rate loan, break costs may be payable if at any time before the fixed term expires, your customer (1) pays out their loan, or they make an additional payment of \$10,000 or more, or your customer makes additional payments totalling \$10,000 or more in any one-year period (with the first one-year period starting on the first day of the fixed interest period), or (2) your customer asks us to make certain changes to their loan including to their loan type, your repayment type, your loan purpose or your fixed interest period. Break costs may be substantial.

*Comparison rates

The comparison rate is based on a home loan amount of \$150,000 over a loan 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.

#Where an owner occupied Fixed Rate Home Loan with principal and interest repayments is combined with an owner occupier Orange Advantage Home Loan, an interest rate discount of 0.10% p.a. applies on the Fixed Interest Rate Home Loan. This interest rate discount has been reflected in the rates set out in this communication. A \$299 annual fee applies Orange Advantage Home Loans.

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