



Service Levels



Purchase / Pre-approval

5 days

Refinance

18 days



Sales Support Unit

Average speed to answer: 2 minutes 12 seconds

Interest Rates

Variable Interest Rate Changes - New Loans

Following a review of our interest rates, we'll be changing interest rates on some of our variable rate loans for new home loans effective **25 March 2022**. The variable rates for some loans will be increasing, and others will be decreasing.

- **For variable rate loans where the rates are increasing:** applications received from Friday 25 March 2022 will be subject to the new interest rates.
- **For variable rate loans where the rates are decreasing:** loans that are formally approved from Friday 25 March 2022 will be subject to the new interest rates.

Please see below for details of the variable interest rates that will be changing.

Fixed Interest Rate Changes

From **25 March 2022**, we'll be increasing our fixed interest rates for Owner Occupier and Investment Principal & Interest loans by 0.25% p.a. for new home loan applications.

The new interest rates will apply to loans that **settle on or after Friday 25 March 2022**.

Where a Fixed Rate Lock In form and fee (\$749) have been received prior to 25 March 2022, the fixed rate that was locked in will be the rate applicable at settlement. Please note that the fixed rate lock in is valid for 90 days from receipt of payment of the Rate Lock In Fee.

Full terms and conditions for the Fixed Rate lock in and form can be found [here](#).

Please see below for details of the fixed interest rates that will be changing.

The interest rate table on our [broker portal](#) will be updated to reflect all of these changes.

Variable Interest Rates - Effective 25 March 2022

MORTGAGE SIMPLIFIER	Owner Occupied			Investment		
	New Variable Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)	New Variable Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)
Principal & Interest						
Aggregate Borrowings \$1m + and LVR ≤ 80%	2.09%	2.12%	+ 0.10%	N/A	N/A	N/A
Aggregate Borrowings \$500,000 to \$999,999 and LVR ≤ 80%	2.09%	2.12%	+ 0.10%	N/A	N/A	N/A
Aggregate Borrowings \$150,000 to \$499,999 and LVR ≤ 80%	2.09%	2.12%	+ 0.10%	N/A	N/A	N/A
Aggregate Borrowings \$150,000 + and LVR > 80% ≤ 90%	2.24%	2.27%	- 0.05%	N/A	N/A	N/A
Aggregate Borrowings \$150,000 + and LVR > 90%	2.29%	2.32%	- 0.50%	N/A	N/A	N/A

SIMPLIFIER						
	New Variable Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)	New Variable Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)
Interest Only						
Aggregate Borrowings \$1m + and LVR ≤ 80%	N/A	N/A	N/A	2.59%	2.61%	- 0.10%
Aggregate Borrowings \$500,000 to \$999,999 and LVR ≤ 80%	N/A	N/A	N/A	2.59%	2.61%	- 0.10%
Aggregate Borrowings \$150,000 to \$499,999 and LVR ≤ 80%	N/A	N/A	N/A	2.59%	2.61%	- 0.10%

ORANGE ADVANTAGE	Owner Occupied			Investment		
	New Variable Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)	New Variable Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)
Principal & Interest						
Aggregate Borrowings \$1m + and LVR ≤ 80%	2.24%	2.59%	+ 0.10%	N/A	N/A	N/A
Aggregate Borrowings \$500,000 to \$999,999 and LVR ≤ 80%	2.24%	2.59%	+ 0.10%	N/A	N/A	N/A
Aggregate Borrowings \$150,000 to \$499,999 and LVR ≤ 80%	2.24%	2.59%	+ 0.10%	N/A	N/A	N/A
Aggregate Borrowings \$150,000 + and LVR > 80% ≤ 90%	2.39%	2.74%	- 0.05%	N/A	N/A	N/A
Aggregate Borrowings \$150,000 + and LVR > 90%	2.44%	2.79%	- 0.50%	N/A	N/A	N/A

ORANGE	Owner Occupied			Investment	
	New	Change	New	New	Change

ADVANTAGE	Variable Interest Rate (p.a.)	Comparison Rate (p.a.)*	(p.a.)	Variable Interest Rate (p.a.)	Comparison Rate (p.a.)*	(p.a.)
Interest Only						
Aggregate Borrowings \$1m + and LVR ≤ 80%	N/A	N/A	N/A	2.74%	3.08%	- 0.10%
Aggregate Borrowings \$500,000 to \$999,999 and LVR ≤ 80%	N/A	N/A	N/A	2.74%	3.08%	- 0.10%
Aggregate Borrowings \$150,000 to \$499,999 and LVR ≤ 80%	N/A	N/A	N/A	2.74%	3.08%	- 0.10%

Fixed Interest Rates - Effective 25 March 2022

Fixed Rates with Orange Advantage, LVR less than or equal to 80%

FIXED RATES (WITH ORANGE ADVANTAGE)	Owner Occupied			Investment		
	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)
Principal & Interest						
1 Year Fixed Rate	2.74%	2.50%	+ 0.25%	N/A	N/A	N/A
2 Year Fixed Rate	3.34%	2.66%	+ 0.25%	N/A	N/A	N/A
3 Year Fixed Rate	3.74%	2.85%	+ 0.25%	N/A	N/A	N/A
4 Year Fixed Rate	4.04%	3.07%	+ 0.25%	N/A	N/A	N/A
5 Year Fixed Rate	4.24%	3.29%	+ 0.25%	N/A	N/A	N/A

Fixed Rates with Orange Advantage, LVR greater than 80% and less than or equal to 90%

FIXED RATES (WITH ORANGE ADVANTAGE)	Owner Occupied			Investment		
	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)
Principal & Interest						
1 Year Fixed Rate	2.84%	2.65%	+ 0.25%	N/A	N/A	N/A

2 Year Fixed Rate	3.44%	2.80%	+ 0.25%	N/A	N/A	N/A
3 Year Fixed Rate	3.84%	2.99%	+ 0.25%	N/A	N/A	N/A
4 Year Fixed Rate	4.14%	3.21%	+ 0.25%	N/A	N/A	N/A
5 Year Fixed Rate	4.34%	3.42%	+ 0.25%	N/A	N/A	N/A

Fixed Rates with Orange Advantage, LVR greater than 90%

FIXED RATES (WITH ORANGE ADVANTAGE)	Owner Occupied			Investment		
	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)
Principal & Interest						
1 Year Fixed Rate	3.29%	2.73%	+ 0.25%	N/A	N/A	N/A
2 Year Fixed Rate	3.89%	2.91%	+ 0.25%	N/A	N/A	N/A
3 Year Fixed Rate	4.29%	3.14%	+ 0.25%	N/A	N/A	N/A
4 Year Fixed Rate	4.59%	3.39%	+ 0.25%	N/A	N/A	N/A
5 Year Fixed Rate	4.79%	3.64%	+ 0.25%	N/A	N/A	N/A

Stand Alone Fixed Rates, LVR less than or equal to 80%

FIXED RATES	Owner Occupied			Investment		
	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)
Principal & Interest						
1 Year Fixed Rate	2.84%	2.18%	+ 0.25%	3.04%	2.71%	+ 0.25%
2 Year Fixed Rate	3.44%	2.34%	+ 0.25%	3.54%	2.85%	+ 0.25%
3 Year Fixed Rate	3.84%	2.55%	+ 0.25%	3.94%	3.05%	+ 0.25%
4 Year Fixed Rate	4.14%	2.78%	+ 0.25%	4.24%	3.27%	+ 0.25%
5 Year Fixed Rate	4.34%	3.01%	+ 0.25%	4.44%	3.49%	+ 0.25%

Stand Alone Fixed Rates, LVR greater than 80% and less than or equal to 90%



FIXED RATES	Owner Occupied			Investment		
	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)
Principal & Interest						
1 Year Fixed Rate	2.94%	2.33%	+ 0.25%	N/A	N/A	N/A
2 Year Fixed Rate	3.54%	2.49%	+ 0.25%	N/A	N/A	N/A
3 Year Fixed Rate	3.94%	2.69%	+ 0.25%	N/A	N/A	N/A
4 Year Fixed Rate	4.24%	2.92%	+ 0.25%	N/A	N/A	N/A
5 Year Fixed Rate	4.44%	3.14%	+ 0.25%	N/A	N/A	N/A

Stand Alone Fixed Rates, LVR greater than 90%

FIXED RATES	Owner Occupied			Investment		
	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)
Principal & Interest						
1 Year Fixed Rate	3.39%	2.41%	+ 0.25%	N/A	N/A	N/A
2 Year Fixed Rate	3.99%	2.60%	+ 0.25%	N/A	N/A	N/A
3 Year Fixed Rate	4.39%	2.84%	+ 0.25%	N/A	N/A	N/A
4 Year Fixed Rate	4.69%	3.10%	+ 0.25%	N/A	N/A	N/A
5 Year Fixed Rate	4.89%	3.36%	+ 0.25%	N/A	N/A	N/A

Investment Stand Alone Fixed Rates, Interest only

FIXED RATES	Owner Occupied			Investment		
	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)	New Interest Rate (p.a.)	New Comparison Rate (p.a.)*	Change (p.a.)
Interest Only						
1 Year Fixed Rate	N/A	N/A	N/A	3.24%	2.84%	+ 0.25%
2 Year Fixed Rate	N/A	N/A	N/A	3.74%	2.93%	+ 0.25%
3 Year Fixed Rate	N/A	N/A	N/A	4.14%	3.06%	+ 0.25%

4 Year Fixed Rate	N/A	N/A	N/A	4.44%	3.21%	+ 0.25%
5 Year Fixed Rate	N/A	N/A	N/A	4.64%	3.36%	+ 0.25%

ING's Updated Serviceability Calculator

Our living expense benchmark is reviewed on a regular basis and we've updated our serviceability calculator to reflect this. The updated calculator (Version 2.0) is available in the secure section of our [broker website](#).

Please use our updated calculator (Version 2.0) for all home loan applications from **25 March 2022**.



Online help & support
Visit broker.ing.com.au



Sales Support Unit
1300 656 226
8:30 a.m. - 6:00 p.m. Monday to Friday (AEST)

Or contact your ING Representative



Helping Australians get ahead through the power of community. Get involved at ing.com.au/dreamstarter

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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.

*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.

A \$299 annual fee applies Orange Advantage Home Loans.

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