

Owner Occupied Home Loans	Principal & Interest		Interest Only	
Variable Rate Home Loans	Interest Rate	Comparison Rate ¹	Interest Rate	Comparison Rate ¹
Essential Worker Home Loan	5.45% p.a.	5.50% p.a.	N/A	N/A
First Home Buyer Home Loan	5.55% p.a.	5.60% p.a.	N/A	N/A
Vic Homebuyer (VHB) Home Loan	5.55% p.a.	5.58% p.a.	N/A	N/A
VHB Standard Variable	7.04% p.a.	7.07% p.a.	N/A	N/A
Advantage Home Loan (without offset)	5.79% p.a.	5.84% p.a.	5.99% p.a.	6.04% p.a.
Advantage Home Loan (with offset)	5.89% p.a.	5.94% p.a.	6.09% p.a.	6.14% p.a.
QLD Boost to Buy	5.55% p.a.	5.58% p.a.	N/A	N/A
Bridging Loan	N/A	N/A	7.95% p.a.	8.06% p.a.
Retirees Access Home Loan	N/A	N/A	8.80% p.a.	8.90% p.a.
Variable External Refinance	Interest Rate	Comparison Rate ¹	Interest Rate	Comparison Rate ¹
Momentum Home Loan (LVR < 60%)	5.69% p.a.	5.74% p.a.	N/A	N/A
Momentum Home Loan (LVR 60-80%)	5.79% p.a.	5.84% p.a.	N/A	N/A
Momentum Home Loan (LVR > 80%)	5.89% p.a.	5.94% p.a.	N/A	N/A
Fixed Rate Home Loans	Interest Rate	Comparison Rate ¹	Interest Rate	Comparison Rate ¹
1 Year Fixed Rate	6.00% p.a.	6.08% p.a.	6.35% p.a.	6.44% p.a.
2 Year Fixed Rate	6.00% p.a.	6.08% p.a.	6.35% p.a.	6.44% p.a.
3 Year Fixed Rate	6.10% p.a.	6.18% p.a.	6.45% p.a.	6.54% p.a.
4 Year Fixed Rate	6.30% p.a.	6.38% p.a.	6.65% p.a.	6.74% p.a.
5 Year Fixed Rate	6.40% p.a.	6.48% p.a.	6.75% p.a.	6.84% p.a.
Property Investor Home Loans	Principal & Interest		Interest Only	
Variable Rate Home Loans	Interest Rate	Comparison Rate ¹	Interest Rate	Comparison Rate ¹
Advantage Home Loan (without offset)	5.94% p.a.	5.99% p.a.	6.09% p.a.	6.14% p.a.
Advantage Home Loan (with offset)	6.04% p.a.	6.09% p.a.	6.19% p.a.	6.24% p.a.
Bridging Loan	N/A	N/A	8.45% p.a.	8.57% p.a.
SMSF Loan (Residential Security) (LVR < 80%)	6.90% p.a.	7.02% p.a.	6.90% p.a.	7.03% p.a.
SMSF Loan (Commercial Security) (LVR < 70%)	7.24% p.a.	7.40% p.a.	7.24% p.a.	7.41% p.a.
Variable External Refinance	Interest Rate	Comparison Rate ¹	Interest Rate	Comparison Rate ¹
Momentum Home Loan (LVR < 60%)	6.00% p.a.	6.05% p.a.	6.00% p.a.	6.05% p.a.
Momentum Home Loan (LVR 60-80%)	6.10% p.a.	6.15% p.a.	6.10% p.a.	6.15% p.a.
Momentum Home Loan (LVR > 80%)	6.20% p.a.	6.25% p.a.	6.20% p.a.	6.25% p.a.
Fixed Rate Home Loans	Interest Rate	Comparison Rate ¹	Interest Rate	Comparison Rate ¹
1 Year Fixed Rate	6.35% p.a.	6.43% p.a.	6.55% p.a.	6.64% p.a.
2 Year Fixed Rate	6.35% p.a.	6.43% p.a.	6.55% p.a.	6.64% p.a.
3 Year Fixed Rate	6.45% p.a.	6.53% p.a.	6.65% p.a.	6.74% p.a.
4 Year Fixed Rate	6.65% p.a.	6.74% p.a.	6.85% p.a.	6.94% p.a.
5 Year Fixed Rate	6.75% p.a.	6.84% p.a.	6.95% p.a.	7.04% p.a.

Eligibility criteria, terms & conditions and fees & charges apply. All applications are subject to a credit assessment. All applicable terms and conditions, and fees and charges, will be included in our formal loan offer.

1. Comparison rate based on \$150,000 loan over 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. For other comparison rates not shown above, please use the calculators located on our website or contact us.