

Interest Only Home Loan Interest Rates

These interest rates apply to Owner Occupied & Investment home loans with Interest Only repayments.



Interest Only Owner Occupier Home Loan Rates

Effective 5 October 2018

Variable Home Loan Products	Product Name	LVR Limits	Margin	Current Rate ¹	Comparison Rate ²	Minimum Loan Size
	Standard Variable	Less than or equal to 90%	N/A	5.72%	5.61%	\$10,000
Budget Home Loan	Less than or equal to 90%	-1.30%	4.42%	4.30%	\$75,000	
Essentials Home Loan	Less than or equal to 90%	-1.08%	4.64%	4.47%	\$75,000	
Equity Line Advantage	Less than or equal to 90%	N/A	5.62%	N/A	\$20,000	

Fixed Rate Home Loan Products	Fixed Term	LVR Limits	Margin	Current Rate ¹	Comparison Rate ²	Minimum Loan Size
	1 year	Less than or equal to 90%	N/A	4.59%	4.72%	\$10,000
2 year	Less than or equal to 90%	4.15%		4.64%	\$10,000	
3 year	Less than or equal to 90%	4.19%		4.61%	\$10,000	
4 year	Less than or equal to 90%	4.69%		4.75%	\$10,000	
5 year	Less than or equal to 90%	4.69%		4.76%	\$10,000	

Interest Only Investment Home Loan Rates

Effective 9 November 2018

Variable Home Loan Products	Product Name	LVR Limits	Margin	Current Rate ¹	Comparison Rate ²	Minimum Loan Size
	Standard Variable	Less than or equal to 85%	N/A	6.29%	6.18%	\$10,000
Essentials Home Loan *	Less than or equal to 85%	-1.57%	4.72%	4.60%	\$75,000	
Budget Home Loan	Less than or equal to 85%	-1.90%	4.39%	4.27%	\$75,000	
Equity Line Advantage	Less than or equal to 85%	N/A	5.62%	N/A	\$20,000	

Fixed Rate Home Loan Products	Fixed Term	LVR Limits	Margin	Current Rate ¹	Comparison Rate ²	Minimum Loan Size
	1 year	Less than or equal to 85%	N/A	4.54%	5.23%	\$10,000
3 year *	Less than or equal to 85%	4.38%		5.08%	\$10,000	
5 year *	Less than or equal to 85%	4.99%		5.21%	\$10,000	

* Investment Bundle: Receive 0.15% p.a. reduction on an eligible variable and fixed rate loan when a new owner occupier loan is also taken. Discount is also available to existing IMB members taking a new investment loan with an existing owner occupier loan. Available for applications received from 11/07/2018 until offer is withdrawn. Not available for refinances of existing IMB owner occupier loans. This offer may be withdrawn by IMB at any time.

Lending Criteria, terms and conditions, fees and charges apply to IMB home loans. Full terms and conditions are available upon request from any IMB branch or by calling 133 462, 8:00am Mon-Fri, or 9:00am to 4pm Saturday.

1. While making interest only repayments, your loan balance will not reduce. After the interest only period, your interest rate will convert to the applicable interest rate for principal and interest repayments.

2. The Comparison Rate is based on a loan amount of \$150,000 secured loan for a term of 25 years for all home loans. WARNING - This comparison rate is true for only 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. Interest on all loans is calculated on the daily rate, equivalent to the annual rate, divided by 365. The comparison rate calculation is based on an initial 5 year interest only term. For fixed rate products, the comparison rate is based on the fixed rate period being an equal term to the interest only repayment period.