



Fixed rate

NAB Tailored Home Loan

Enjoy a range of features and the certainty of a fixed interest rate by taking out a fixed rate NAB Tailored Home Loan.

Key loan details

Split your new loan	You can split your new loan into variable and fixed rate portions ¹
Minimum loan amount	Minimum \$20,000 with no maximum (subject to standard assessment)
Maximum loan to value ratio (LVR)	Owner occupiers can borrow up to 95% of the property's value with principal and interest repayments or 80% with interest only repayments
	Investors can borrow up to 90% of the property's value with principal and interest repayments or interest only repayments
Eligible borrowers	Individuals, non-trading companies and/or family trusts
Loan purposes	Owner occupier, residential investments (including refinances) or other investment purposes (e.g. to purchase shares)
Offset account	Not available during the fixed rate period
Redraw	Not available during the fixed rate period
Additional repayments	Yes, up to a total of \$20,000 during the fixed rate period with no additional fees ²
Setup or ongoing servicing fees	Ongoing \$8 monthly loan service fee per loan account and no application fee

Features and benefits



Split your loan

Get the best of both worlds and split your new loan into variable and fixed portions.



Flexible repayment options

Choose between principal and interest or interest only repayments and make extra repayments up to \$20,000 during the fixed rate period without paying any additional fees². For Principal and interest loans, you can also choose a weekly, fortnightly, or monthly repayment frequency.



Borrow up to 95%

You can borrow up to 95% of the property's value when you make principal and interest repayments on an owner occupier loan. Lenders Mortgage Insurance (LMI) may be payable if borrowing above 80% of the property's value.



Certainty of repayments

Lock in a great rate and know that your minimum repayments won't change during the fixed rate term.



Lock in your rate upfront

With Rate Lock, you can enjoy the protection from any interest rate increases for 90 days by paying a Rate Lock fee, while your home loan application is assessed.



Control from your pocket

Stay on top of your home loan through the NAB app. You can track your home loan progress, estimate your property equity and more.

LVR Tiered Pricing

With a NAB Tailored Home Loan, your Loan to Value Ratio (LVR) is used to determine your interest rate. This means that by having a larger deposit or greater equity in your home, you'll be able to access a more competitive interest rate. For further information on how LVR is calculated, visit nab.com.au/personal/life-moments/home-property/buy-first-home/lvr. Eligibility criteria for LVR Tiered Pricing can be found at nab.com.au/personal/home-loans/nab-fixed-rate-home-loan.

Repayment types

Principal and interest	Interest only
<ul style="list-style-type: none">Repayments can be made weekly, fortnightly or monthly.Each monthly repayment will go towards paying off both your principal (the amount you initially borrowed) as well as the interest portion which is accrued on the loan balance.TIP: Selecting principal and interest and paying your mortgage off weekly will help you pay off your loan faster as you're paying down the principal portion of the loan more frequently. This is because interest is calculated daily (and charged monthly).	<ul style="list-style-type: none">Repayments can only be made monthly.You're only paying the interest portion of the loan during the interest only period, and the principal remains untouched; unless you choose to make voluntary principal repayments during this time.At the end of the interest only period, your repayments will increase as you'll be paying both principal and interest to ensure you remain on track to pay down your loan by your contracted repayment date.While repayments are lower during the interest only period, you'll pay more interest over the life of the loan.

Borrow up to 95% with Lenders Mortgage Insurance (LMI)

- Borrow up to 95% of the property value on a principal & interest, owner occupier loan by accessing LMI.
- LMI is an insurance that covers NAB if you're unable to meet your loan obligations. It is a one-off premium based on a few things like your loan to value ratio (LVR) and how much you borrow.
- LMI is charged when your LVR is more than 80%. We calculate your LVR by dividing the amount of your home loan by the property valuation. For example, if your property valuation is \$500,000 and you borrow \$400,000, then your LVR is 80%.
- If LMI is required, we will inform you of the cost and give you the option to pay for it up front or to add it to your loan balance.

Enjoy additional certainty with rate lock

Rate Lock is an option provided by NAB to help customers secure their fixed home loan interest rate for a period of up to 90 days during their home lending application by paying a rate lock fee. Rate Lock provides customers the added certainty of knowing what the fixed interest rate will be at loan drawdown. In this way, Rate Lock protects customers against any interest rate rises that may occur from the time a rate lock application is received by NAB to when settlement of your loan occurs. Further information on rate lock can be found at nab.com.au/personal/life-moments/home-property/buy-first-home/fixed-vs-variable-home-loans.

Contact us – request a home loan appointment or have a chat with one of our home loan specialists.



Visit nab.com.au/homeloans



Call us on 13 78 79
7 days a week



Visit us in branch

Important Information

1 Economic costs – If you change your existing NAB Tailored Home Loan with a fixed interest rate during a fixed rate period through the NAB app or otherwise, you may have to pay economic costs. An estimate of the economic cost for existing NAB Home Loan customers may be obtained by contacting NAB.

2 Additional repayments – For NAB Tailored Home Loans with a fixed interest rate, you are able to make additional repayments up to the first \$20,000 during the fixed rate period, without incurring economic costs, provided this doesn't repay the loan in full. If you make additional payments in excess of \$20,000 during a fixed period or repay your loan in full early, you may have to pay economic costs. Information is correct as at 1 April 2023 and is subject to change. Applications for credit are subject to NAB's credit approval criteria. Terms and Conditions apply to all NAB products and are available on application.

Fees and charges are payable. Home loan and deposit account products are issued by ©2023 National Australia Bank Limited ABN 12 004 044 937 AFSL and Australian Credit Licence 230686 A152264-0423