



Rate Lock

NAB Fixed Rate Home Loan

What is 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 to when settlement of your loan occurs.

Rate Lock should be requested at the time of the home loan application. However, you can request Rate Lock at any time before drawdown – including before and after execution of documents. The fixed interest rate that will apply, will depend on when your complete Rate Lock application is received.

How does it work?

Rate Lock works by ‘locking’ the interest rate of the day for up to 90 days from when the completed Rate Lock agreement has been received from all the borrowers. This is known as the Rate Lock period.

If the loan settles within the 90 days of the Rate Lock period, the fixed interest rate will be the lower of the interest rate applicable on the day of drawdown and the rate that has been locked in.

If the loan settles outside of the 90-day Rate Lock period, the fixed interest rate will be the current fixed rate applicable on the day of settlement and Rate Lock fee will still be payable as a part of the loan drawdown.

Rate Lock option

Eligible Products:

Rate Lock is available for all new NAB tailored fixed rate home loans and NAB choice package fixed rate home loans.

Rate Lock is available for:	Rate Lock is not available when:
<ul style="list-style-type: none">• New fixed rate loan applications• Fixed rate loan facility/limit increase applications• Existing variable rate loans contracting to a new fixed rate loan (new contracts)	<ul style="list-style-type: none">• Rolling from an existing fixed rate term onto a new fixed rate term• Fixing an existing variable rate home loan• You have a fixed rate business lending loan/facility• You have a pre-Approval application

How we calculate the Rate Lock fee?

The Rate Lock fee is calculated as 0.15% of the approved limit, set out in the loan contract and rounded to the nearest \$10. The fixed rate period does not affect the fee.

Example 1: An approved limit of \$150,000 @ 0.15% = \$225.00 therefore Rate Lock fee applicable is \$230.

Example 2: An approved limit of \$163,000 @ 0.15% = \$244.50 therefore Rate Lock fee applicable is \$240.

When is the Rate Lock fee payable?

The Rate Lock fee is payable once all the borrowers' sign and return the Rate Lock agreement form or once all the borrowers' verbal consents are captured.

In circumstances where not all parties to the lending application have signed the Rate Lock application form, you will have 7 days to obtain the consent of the remaining borrowers to ensure the Rate Lock application form remains valid. If not, a new Rate Lock application form will need to be completed.

The Rate Lock fee will be charged to the loan account at loan drawdown.

Things to remember:

- The applicable interest rate on the day will be locked in for 90 days once the Rate Lock form is completed by all borrowers and received by NAB or when verbal consent(s) have been captured.
- Borrowers can cancel the Rate Lock application before drawdown and/or if the loan does not proceed to settlement however the once the Rate Lock fee becomes payable it is non-refundable and will be debited from the nominated account.
- The Rate Lock fee will not be charged if NAB does not approve the loan.

When is a new Rate Lock Application required?

A new Rate Lock application is available for customers seeking to enable a further 90 days of Rate Lock if:

- A new loan application is submitted.
- The Rate Lock period (90 days) expires before drawdown, and you are seeking to purchase a new Rate Lock. The interest rate will be locked based on the new Rate Lock agreement date.

For more information on Rate Lock and application process

Get in touch with your home lending specialist or your nearest branch.

Contact us

Request for 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

Information is correct as at 10 March 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 credit card products are issued by National Australia Bank Limited ABN 12 004 044 937 AFSL and Australian Credit Licence 230686 (NAB).

NAB Choice Package with fixed rate home loan is not available to applicants who reside overseas (regardless of citizenship) and for applicants who require Foreign Investment Review Board approval to purchase residential property in Australia.

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