

Want a home loan that gives you certainty?

Fixed Rate Home Loan guide

Fix your home loan for a period of time so you have the confidence to budget accurately, plan ahead and receive Package benefits.

This guide will help you understand the Fixed Rate home loan and important information to consider before applying.

003-376 140326

Key considerations for Fixed Rate home loans

Minimum loan amount	Maximum loan amount	Fixed rate terms	Loan term	Redraw facility	Everyday Offset
$10,000	Based on the security property and your borrowing capacity	1 to 5 years	1 to 30 years	Not available during fixed rate term	



Eligibility

- Available to Individuals, non-trading Companies and/or Family/Unit/Hybrid Trusts.

What you can use the loan for	What you can't use the loan for
• Owner occupied or investment property purchase • Refinance • Home renovations • Consolidation of personal debt • Purchase of land • Personal needs • Personal investments other than cryptocurrency or digital assets	• Business purposes • Bridging loan • Building and construction loans • Off the plan purchases



What you'll get

- Effective 14 March 2026, eligible home loans include Package benefits which provide discounted interest rates and a waiver of certain fees (subject to eligibility criteria). Eligible package customers may get access to further interest rate discounts in addition to standard Package discounts. An annual Package Fee applies.
- You have the certainty of knowing you are protected from interest rate rises during your chosen fixed rate term.
- Know exactly what your repayments will be – giving you confidence to budget accurately and plan ahead with certainty.
- You can make additional payments of up to $10,000 for each year of your fixed loan, without incurring an Early Repayment Adjustment (ERA) and an Administrative Fee (excluding Interest in Advance terms). These additional payments aren't available through redraw until after your fixed rate term expires. We count a year as 12 months from the date you commence your fixed rate term and every 12 months after that. If you make additional payments during a fixed rate term, or had available redraw when you entered your fixed rate term, the amount available for redraw at the end of the fixed rate term may be lower. This is because the amount is adjusted so that at the end of your contracted loan term, both your loan balance and the available redraw will be zero.

- You can switch some aspects of your loan that won't be considered a break and incur an ERA. Some of these include:
  - Changing your repayment type (e.g. from Interest Only to Principal and Interest).
  - Changing your repayment frequency (e.g. from monthly to fortnightly or weekly).
- Ability to split your loan balance into multiple loan accounts and take advantage of both fixed and variable rate home loans (no ERA applies if the split is selected at loan origination). This gives you the flexibility to structure your home loan to suit your individual needs by choosing the loan amount, loan type, loan term and repayment structure for each loan.



Trade-offs

This loan might not be right for you if:

- You want your interest rate and repayments to vary with variable interest rate movements (up or down).
- Within the fixed rate term you think you might sell your property, make large payments, top up your loan or switch to a variable rate home loan. If this happens you may have to pay an ERA and an Administrative fee.
- You want to benefit from interest offset accounts (such as the Everyday Offset) or access your redraw during a fixed rate term. Interest offset accounts and access to a redraw facility are not available while you're in a fixed rate term.
- You're planning on making additional payments exceeding $10,000 in each year of your fixed loan. You may have to pay an ERA and an Administrative fee.

  For more information about Early Repayment Adjustment (ERA) go to **commbank.com.au/era**



Financial

- The annual Package Fee is $395.
- Our fixed interest rates vary depending on the length of the fixed rate term and whether:
  - Your loan is an owner occupied or investment home loan;
  - You make Principal and Interest or Interest Only repayments.

  For current interest rates go to **commbank.com.au/home-loans/interest-rates**
- The fixed interest rate will begin from your home loan funding date or from when we process your switch to a Fixed Rate home loan and will apply for the duration of the fixed rate term.
- If you have a Fixed Rate Investment home loan with Interest Only payments, you'll have the option to prepay interest 12 months in advance, known as 'Interest in Advance'. If you choose this option, there's only one fixed interest rate option, being the Interest Only rate less a 0.20% p.a. discount.
- At the end of a fixed rate term:
  - Your home loan will switch to a Standard Variable Rate home loan;
  - The interest rate will revert to the Standard Variable Rate applicable to your loan and repayment type at the time, less any wealth package discount. This may be a higher interest rate and may result in an increase in your minimum required repayments; and
  - You have the option to re-fix your home loan by switching to another Fixed Rate home loan.

- You can apply to top-up your home loan by an additional $10,000 or more – subject to equity in your property and our approval. However it's important to know that a top-up would break your fixed rate term and an ERA and an Administrative fee may apply. Top-ups are not available during an Interest in Advance term.



Other considerations

Rate Lock

Fixed Rates are subject to change up until funding. Our 'Rate Lock' is an optional feature that allows you to lock in your reference interest rates on new Fixed Rate Home Loan and Fixed Rate Investment Home Loan applications for 90 days for a non-refundable fee, charged per fixed rate loan account. This excludes Home Seeker applications, switching, splitting, top-ups, loan purpose transfers or repayment changes.

Rate Lock can be requested any time before loan documents are issued and the reference interest rates applicable to your Rate Lock will be on the date we receive the completed Rate Lock consent from all applicants. The Rate Lock fee will be debited from your Related Account when the Rate Lock request is processed. If there are insufficient funds in that account, or the account is no longer open, then the Rate Lock fee will be charged to your home loan and your home loan will go into arrears (and fees may be charged). The 90 days commences when the Rate Lock request is processed.

Trade-offs of a rate lock:

- Rate lock fee is not refundable.
- If rates go down, you don't automatically receive the lower rate. However, you can ask us to break the rate lock and revert to the rates available on the funding date. The rate lock fee will not be refunded.
- If you select a different fixed term (for example, change from 1 Year Fixed Rate to 3 Year Fixed Rate) and want to rate lock the new fixed term interest rate, then you'll be charged a second rate lock fee.

  For more information go to **commbank.com.au/ratelock**

Lenders Mortgage Insurance (LMI) or Low Deposit Premium (LDP)

When buying a property, you generally require a deposit of at least 20% of the purchase price, plus enough to cover the additional upfront costs such as stamp duty and legal fees. If you don't have the full deposit amount required, you may need to pay Lenders Mortgage Insurance (LMI) **or** Low Deposit Premium (LDP). These are one off non-refundable, non-transferable costs and added to your home loan. The circumstances of your home loan will determine whether a loan will incur LMI or LDP.

For more information go to **commbank.com.au/home-loans/lenders-mortgage-insurance**

Benefits

There are no limits to the number of eligible home loans linked to your Package as long as they are in the same name(s) as the Package.

Home Loan Product	Minimum interest rate discount p.a.
Standard Variable Rate home loans	0.70% p.a.
Fixed Rate home loans	0.15% p.a.
Viridian Line of Credit*	0.70% p.a.

Credit Card Products	Benefits
Ultimate Awards Credit Card	For one eligible credit card account in the name of a package holder: • **No credit card fee** – Save from $36 up to $420 per year • **No additional cardholder fee** – Save up to $75 per year (where eligible) Credit card fee and additional cardholder fee (where applicable) will only be waived while you have a current Package and the credit card is active on the credit card fee charging date. Unless you nominate otherwise, if there is more than one active eligible credit card to receive annual/monthly fee waivers we will select the card with the highest annual/monthly fee. You can make changes to which credit card is receiving benefits by contacting us. This benefit applies to existing cards for future fees only.
Smart Awards Credit Card	
Awards Credit Card	
Low Fee Credit Card	
Low Rate Credit Card	
Business Platinum Awards Credit Card	
Business Awards Credit Card	
Diamond Awards Credit Card (no longer for sale)	
Platinum Awards Credit Card (no longer for sale)	
Gold Awards Credit Card (no longer for sale)	
Low Fee Gold Credit Card (no longer for sale)	
Low Rate Gold Credit Card (no longer for sale)	
Business Gold Awards Credit Card (no longer for sale)	

For more information on these credit card types, go to **commbank.com.au/creditcards**



Repayment Options

There is more than one way to repay your home loan.

Repayment type	
Principal and Interest (P&I) *Pay your home loan balance and the interest*	**Interest Only (IO)** *Pay just the interest on your home loan for a limited time*
Each time you pay the minimum required repayment, you're contributing to paying off the original loan balance (principal) and interest accrued.	Each time you make a payment you will only pay off accrued interest – so none of the principal loan balance is paid off. Once the Interest Only period ends, your repayments will automatically switch to Principal and Interest for the remainder of the loan term which will increase your minimum required repayment. The maximum total Interest Only period over the life of the loan is: • 5 years for an owner occupied home loan; and • 15 years for an investment home loan (maximum of 5 years at any one time). Interest Only payments are not available within the last 5 years of your contracted loan term.
Key considerations	
• You'll have a lower interest rate when compared to the interest rate charged on Interest Only payments. • You'll pay less interest over the life of the loan.	• You'll have a higher interest rate when compared to the interest rate charged on Principal and Interest repayments. • You'll pay more interest over the life of the loan – this is because you aren't reducing the loan balance during an Interest Only period. • Your minimum required repayment will be lower for the Interest Only period, however it will increase at the end of the Interest Only period. Your minimum required repayment will be higher than if you'd chosen Principal and Interest repayments for the life of your loan, as the amount you have borrowed will need to be paid back over a shorter timeframe. • Applying for Interest Only payments is subject to approval.

Repayment frequency options		
Weekly	**Fortnightly**	**Monthly**
For P&I loans only	For P&I loans only	For all loan types

Meet Kendall

Kendall has taken out a $500,000 home loan with an initial 5 year fixed rate term, and the remaining 25 years as a Standard Variable Rate Home Loan. She is considering her repayment options.



How does it work?

Here's an example[1] to help explain the difference between our repayment options.

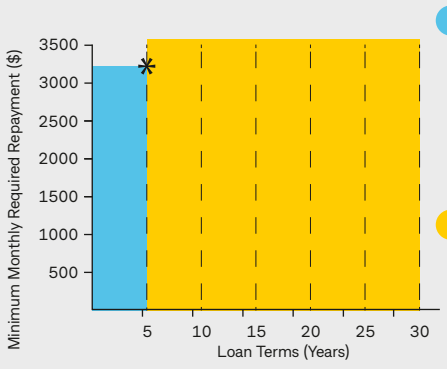
Scenario 1 – Principal and Interest repayment

Kendall chooses to make Principal and Interest repayments over the life of her home loan.

Her interest rate is 6.69% p.a. and her minimum required repayments remain constant at $3,224 per month for the 5 year fixed rate term.

After her 5 year fixed rate term ends, her loan switches to a Standard Variable Rate Home Loan with a variable interest rate of 7.85% p.a. for the remaining 25 years.

Her Principal and Interest repayments increase to $3,574 per month for the remaining 25 years of her loan.



$3224 Principal and Interest repayments on a monthly basis over the 5 year fixed rate term.

$3574 Principal and Interest repayments on a monthly basis for the remaining 25 years of the home loan, as she is now on a Standard Variable Rate Home Loan.

*After 5 years of Principal and Interest repayments, Kendall has a remaining home loan balance of $469,064.

Kendall pays in total $1,265,535 over the life of the loan.

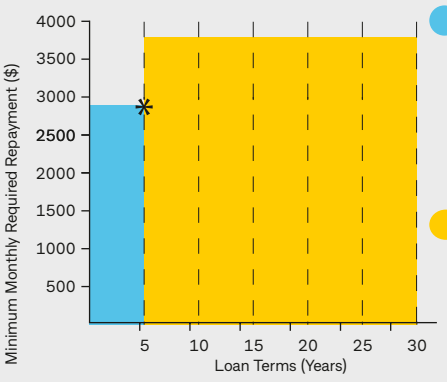
Scenario 2 – Interest Only payment

Kendall chooses to make Interest Only payments during her 5 year fixed rate term.

Her interest rate is 6.79% p.a. and her minimum required payments remain constant at $2,830 per month for the 5 year fixed rate and Interest Only term.

After her 5 year fixed rate and Interest Only term ends, her loan switches to a Standard Variable Rate Home Loan with a variable interest rate of 7.85% p.a. for the remaining 25 years.

Her Principal and Interest repayments increase to $3,810 per month because Kendall is now paying her original loan balance over 25 years and not 30.



$2830 Interest Only payments on a monthly basis over the 5 year fixed rate term.

$3810 Principal and Interest repayments on a monthly basis for the remaining 25 years of the home loan, as she is now on a Standard Variable Rate Home Loan.

*After 5 years of Interest Only payments, Kendall has a remaining home loan balance of $500,000. Her home loan balance has not reduced, and she now needs to repay it over 25 years.

Kendall pays in total $1,312,609 over the life of her loan, an additional $47,074 in interest.

[1] The example is for illustrative purposes only. It assumes interest rates don't change over the life of the loan and are calculated on the rate that applies for initial period of the loan. Interest rates may change at any time. The calculations do not take into account fees, charges or other amounts that may be charged to your loan (such as annual Package Fee or stamp duty). No additional repayments and redraws are made. Standard fees and charges are payable.

If you have an investment property we also offer Interest in Advance payment option for Fixed Rate home loans.

What is Interest in Advance?

Interest in Advance, also known as prepaying interest for the year ahead, is an option available to customers with an Interest Only Fixed Rate Investment Home Loan that lets you prepay next financial year's interest on your loan.

By paying an upfront lump sum, Interest in Advance can save you from having to make monthly payments during the year.

You should talk to your accountant or financial advisor to see if prepaying interest is right for your tax needs and investment strategy.

How does it work?

Interest in Advance can only be established at the start of your loan or at the start of a fixed rate term. The loan must be an Interest Only Fixed Rate Investment Home Loan and the Interest in Advance term must be the same as the Interest Only and fixed rate term.

The total Interest in Advance term mustn't be greater than the maximum allowed and there must be at least five years remaining on your loan contract after the Interest in Advance term has finished.

The maximum Interest in Advance is five years at a time, although you can only pay interest 12 months in advance on the anniversary of the Interest in Advance start date.

Example

Fixed rate term = 5 years
Interest Only period = 5 years
Interest in Advance term = 5 years

You would make Interest in Advance payments at the start of years 1, 2, 3, 4 and 5. For a new loan, the first payment would usually be at settlement.

If you don't yet have a CommBank transaction account, you'll need to open one in case we have to debit any fees or charges to the account.

During the Interest in Advance term, you won't be able to reduce the principal amount of your loan. An Early Repayment Adjustment and Administrative fee applies for breaking a current fixed rate term to switch to an Interest In Advance term.

Common Questions

Should I break my Fixed Rate home loan?	The decision is yours. It's important to consider how this may affect you financially and what your options are. Breaking the fixed term on your home loan for a lower advertised rate may be appealing. However this can have large financial implications based on the ERA versus the potential interest savings on a lower interest rate. We highly recommend that you: • Discuss your options with your Home Lending Specialist or Broker; and • Seek professional legal and/or financial advice to understand the impact on your financial situation.
How can I top up my loan without being charged an ERA?	If you are looking to top up your home loan to access more money, you may want to consider applying for a separate loan. This means you will have a new home loan for the extra amount required (additional fees and charges may apply) without affecting your current fixed rate home loan. Standard lending criteria will apply.
How do I pay the annual Package Fee?	The non-refundable annual Package Fee will be charged to the loan that receives Package benefits, or in some circumstances may be redirected to a related transaction account to the eligible home loan (for example, for Interest Only loans). Where that is the case, you need to ensure there are sufficient funds in the transaction account to cover the Package Fee. Should there be insufficient funds in the transaction account to cover the full Package Fee, the fee will be charged to your nominated home loan account. Where the Package Fee is charged to an eligible home loan account, to ensure you do not incur interest on the Package Fee, you should arrange for it to be paid (by transferring funds into your loan) as soon as it becomes due. If you have a Fixed Rate home loan and transfer funds into your loan, the funds will be treated as an additional repayment. Keep in mind, an Early Repayment Adjustment and Administrative Fee may apply if additional repayments thresholds are exceeded in any fixed term year. For more information on how and when the annual Package Fee is charged or to change the nominated home loan or related transaction account to which the fee is charged speak to your Home Lending Specialist or Broker. Alternatively call us on **13 2224**, any day or visit any CommBank branch.
When might I lose my Package benefits?	If you switch out of an eligible home loan(s) and no longer hold any other eligible home loan(s), or you switch out of all eligible home loan(s), then your Package will be cancelled at the next Package Fee due date. The Package Fee will not be charged at Package cancellation. All discounts will be removed including the interest rate discount and any special margins and/or concessions above the Package benefits. Any eligible fee waivers applied as a Package benefit such as the credit card fee waiver and additional cardholder fee will be removed and the associated fees will become applicable at the next fee due date.

What is an eligible home loan?

Effective 14 March 2026, eligible home loans/lines of credit will include Package benefits known as Wealth Package/Mortgage Advantage. Eligible home loans/lines of credit will be those Standard Variable Rate, Fixed Rate and Viridian Line of Credit* that:

- Originate from 14 March 2026; or
- Existed prior to 14 March 2026 and had a linked Wealth Package or Mortgage Advantage product prior to 14 March 2026; or
- Existed prior to 14 March 2026 without a linked Wealth Package or Mortgage Advantage product; and
  - have since switched to an eligible home loan type; or
  - began to benefit from a Packaged Loan held by you that originated or switched to an eligible home loan product on or after 14 March 2026.

You cannot exclude an eligible loan, either existing lending or future lending. We will include Package benefits in your eligible loan without an express instruction from you to do so.

We're here to help.

If you have any questions or want more information:

Book an appointment with a Home Lending Specialist at **commbank.com.au/appointment** or contact your Broker.

Call us on **13 2224**

Message us 24/7 in the **CommBank app**

Visit **commbank.com.au/homeloans**

Things you should know

* On and from 3rd June 2023, Viridian Line of Credit is unavailable for new fundings and limit increases.

Where existing products can be added to a Package, concessions only apply from the date of inclusion in the Package. Package benefits cannot be combined with other discounts and/or special offers. Where multiple discounts and/or special offers are available on a single product, the benefits (as appropriate) will apply.

Everyday Offset is a feature of our Complete Access Transaction account which is linked to an eligible home loan, and accountholder(s) must also be accountholders of the linked home loan. Interest is not charged on the part of the Home Loan balance equal to the Transaction account. Full terms and conditions for **transactions and savings accounts** mentioned and our **Financial Services Guide** are available online or from any branch of the Commonwealth Bank. If you have a complaint in respect of this product, the Commonwealth Bank's dispute resolution service can be accessed on 13 2221. This guide doesn't consider your individual objectives, financial situation or needs. Before basing any decisions on this information please:

• Consider its appropriateness to your circumstances.

• Consider obtaining professional advice specific to your needs, including financial, taxation and legal advice.

Loan applications are subject to credit approval and any loan offer includes full terms and conditions. Fees and charges apply – see our fees and charges brochure. All examples and scenarios are illustrative only.

This guide is subject to change without notice.

Commonwealth Bank of Australia ABN 48 123 123 124, AFSL & Australian credit licence 234945.