

# Fixing the Home Loan Interest Rate Fact Sheet.



## Process of Fixing Interest Rates

If you have an eligible home loan, you can fix the interest rate on all or part of your home loan. Converting to a fixed interest rate is as simple as calling our contact centre on 13 RAMS (that's 13 7267). The changes to the loan will be explained in detail, and you'll be asked a few questions about your current requirements and objectives. Where there is more than one borrower, we will accept instructions from any one of the borrowers.

If you decide to fix a portion of your home loan, a second account will be created and the amount to be fixed will be transferred into that account. You may have up to 3 fixed rate portions at any one time. The minimum amount for each fixed rate portion varies per product but may be as low as \$15,000. We can advise you the minimum that applies to your loan when you call.

Full details of the conditions applying to fixed rate loans are set out in your Home Loan General Terms.

## Documentation

You don't need to fill in any forms in order to request us to fix the interest rate on a RAMS loan. The details can be finalised over the telephone during the fixing call. We will confirm the changes to your Loan Agreement in writing to each borrower after the changes have been made.

## Timeframes

Loans are converted to the fixed interest rate on the day you call to fix, if you decide to proceed. Fixed interest rates offered are subject to change without notice and a loan is not fixed until the terms and conditions have been verbally accepted by a borrower.

## Fees

A \$150 Fixed Rate Break Administration Fee will be payable if the fixed rate is broken prior to the expiry of the fixed rate period.

A Fixed Rate Unwind Adjustment Fee or a Fixed Rate Termination Cost may be payable as a break cost calculation if the fixed rate is broken prior to the expiry of the fixed rate period. Information about how fixed rate unwind adjustments and fixed rate termination costs are calculated and some examples are shown in your Home Loan General Terms. More detailed information is available on request.

## Fixed Rate Periods

RAMS offers fixed interest rate periods of 1, 2, 3, 4, 5 and 10 years. The current fixed interest rates can be found at [rams.com.au](http://rams.com.au) or by telephoning 13 RAMS (that's 13 7267).

## Repayments

During the call, confirmation of your new repayment amounts will be provided prior to acceptance of the terms and conditions. If you decide to proceed with fixing the interest rate on all or part of your loan, RAMS will include the new repayment amount in the confirmation letter sent to you and each co-borrower.

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## FAQs

### [Can I change my repayments when my loan is fixed?](#)

Repayment frequency for loans with principal and interest repayments can be changed. Additional amounts can be deposited by you during a fixed rate period provided you have not exceeded the \$30,000\* prepayment threshold allowed for RAMS Fixed Rates, after taking into account any amounts you redraw. Changing your repayments between weekly, fortnightly and monthly during the fixed rate period may be restricted depending on your home loan. We can advise you at the time of your call whether this will be possible. You will not be able to change between principal and interest and interest only repayments or vice versa during your fixed rate period.

*\*A limited number of products sold in January 2008 restrict the borrower from making any additional repayments during a fixed interest rate period.*

### [Can I redraw additional repayments made when my interest rate is fixed?](#)

Redraw is available on a fixed rate loan for any principal repayments made over and above the minimum repayment amount. Read your Home Loan General Terms for the conditions that apply.

### [When do I pay the fee to fix the interest rate?](#)

During the fixing call the team member will ask you how you would like to pay the fee (if applicable). If you have redraw then the fee can be charged to the loan or we can debit the fee from your linked nominated account.

### [Can I apply for an increase to my loan during the fixed rate period?](#)

RAMS does not offer the ability to increase the loan during the fixed rate period. If you are thinking of varying the loan amount we recommend that you fix the interest rate on a portion of your loan in a separate loan account, and leave the remaining portion of your loan at a variable interest rate. You can subsequently apply for an increase on the variable rate account.

### [How can I find out how much it is to break my fixed interest rate contract?](#)

RAMS can supply a fixed break letter on request. You can obtain a fixed break letter by calling 13 RAMS (13 7267). The letter will be mailed to the primary mailing address and will be valid for 3 business days from the date of the letter. The letter will detail the Fixed Rate Break Administration Fee and a Fixed Rate Unwind Adjustment Fee or Fixed Rate Termination Cost, if applicable. Depending on the situation, these fees may be substantial. If you elect to go ahead with breaking the fixed interest rate contract later than 3 business days from the date of the fixed break letter, the fixed rate unwind adjustment or fixed rate termination cost will be calculated using rates applicable on the date the fixed interest rate contract is broken and may differ from the amounts quoted in the letter.