



Fixed Rate Lock Option Fact Sheet

Effective 15 March 2022

Fixed Rates are subject to change up until loan settlement. Fixed Rate Lock is a feature of Geelong Bank's Fixed Rate Home Loan Range that can guarantee your fixed interest rate for your chosen fixed rate term and protect you against rate rises between the time we receive your completed Fixed Rate Lock Request / Acknowledgement form and the date of your loan funding.

There is a non-refundable fee charged for selecting the Fixed Rate Lock feature.

How does fixed rate lock work?

When you've locked in an interest rate on your Fixed Rate Owner Occupier home loan or Fixed Rate Investment home loan, the interest rate is locked from when you have completed the Fixed Rate Lock Request / Acknowledgement form and paid the relevant fee and will end 90 days after we process your request.

When can you fixed rate lock?

Fixed Rate Lock may be applied to new Fixed Rate Owner Occupier home loan and Fixed Rate Investment home loan applications at any time before loan settlement. Fixed Rate Lock isn't applicable for switching, splitting, top-ups or repayment changes.

How to request a fixed rate lock

1. Confirm your application is eligible for Fixed Rate Lock.
2. You'll need to sign and return a Fixed Rate Lock / Acknowledgment form and provide a nominated account for us to charge the Fixed Rate Lock fee or you may send funds electronically to Geelong Bank.
3. On the day we receive your Fixed Rate Lock / Acknowledgement form, we will charge the applicable Fixed Rate Lock fee to your nominated account so you should ensure you have sufficient funds in your nominated account. We will then lock in the rate applicable on the day.
4. If you are paying the fee electronically, we will not lock in the rate applicable until your funds have been received into Geelong Bank's account.
5. Your rate will be locked in for 90 days after we charge the Fixed Rate Lock fee so if you settle within 90 days, your loan will fund at the locked in rate.

What rate is locked in?

We lock in the rate applicable on the day we receive your Fixed Rate Lock Request / Acknowledgment form.

When does rate lock expire?

Your rate lock will expire 90 days after we charge the Fixed Rate Lock fee. If your Fixed Rate Lock expires on a non-business day, the expiry will be extended out to the next business day.

Trade-offs of a fixed rate lock

- Fixed Rate Lock fee is not refundable.
- In the event that the fixed interest rate is decreased prior to loan funding, the lower interest rate will apply however, the Fixed Rate Lock fee is non-refundable.
- If you select a different fixed term (for example, change from 2 Year Fixed Rate to 3 Year Fixed Rate) and want to Fixed Rate Lock the new fixed term interest rate, then you'll be charged a second rate lock fee.

What happens if your fixed rate lock is expiring?

If your loan funding is delayed or settlement extended, then you can request to extend your Fixed Rate Lock for another 90 days if you wish to lock in the same rate for another 90 days – you will need to request this rate lock extension before your current rate lock expires. You will be charged another Fixed Rate Lock fee.

If your Fixed Rate Lock has expired, and you take no action, then the rate on the day of loan settlement will apply. You may also request a new Fixed Rate Lock and you will be locking in the current rate. You will be charged another fixed rate lock fee.

Fixed rate lock fee

- The Fixed Rate Lock fee is 0.15% of the loan amount or \$500, whichever is higher, capped at 1,000 for loans up to \$2 million.
- For loans above \$2 million, the fixed rate lock-in-fee is 0.15% of the loan amount.
- The fee will be refunded if the loan does not proceed to funding.