



Variable rate with offset

NAB Tailored Home Loan

Enjoy a range of features and the flexibility of a variable interest rate by taking out a variable rate NAB Tailored Home Loan with offset.

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 building/construction loans (only available on interest only loans)
Offset account²	Yes, for a variable rate loan (single 100% interest offset account can be linked)
Redraw	Yes, for a variable rate loan (minimum \$500 per redraw transaction can be made if you're at least one full repayment ahead of schedule)
Additional repayments	Yes, for a variable rate loan (with no additional fees)
Setup or ongoing servicing fees	Ongoing \$8 monthly loan service fee per loan account and no application fee

Features and benefits



Use as a construction loan

Choose to use your variable rate NAB Tailored home loan to make progressive payments to your builder. It includes an interest-only payment period with periods of one or two years.



Offset account

Save on interest by linking an offset account to your variable rate NAB Tailored Home Loan. The more money you have in your offset account, the less interest you pay on your home loan².



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.



Control from your pocket

Stay on top of your home loan with the NAB App. You can track your home loan progress, estimate repayments, and even fix your interest rate.

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-variable-rate-offset-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.

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 – For information about fixed rate loans including when economic costs apply, please visit nab.com.au/personal/home-loans/nab-fixed-rate-home-loan.

2 Offset Account – Any advice has been prepared without considering your objectives, financial situation or needs. Before acting on any advice, you should consider whether it is appropriate for your circumstances and view the Personal Transaction and Savings Products Terms and Conditions at nab.com.au. Target Market Determinations for NAB products are available at nab.com.au/TMD.

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.

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