

Keep me updated

16 February 2012

INTEREST RATES

Our 2 year fixed rate will decrease, and our 3, 4 & 5 year fixed rates will increase effective from 17 February 2012. The fixed rate products that will change rate are highlighted in bold.

Interest Rates effective from 17 February 2012

VARIABLE & FIXED RATE LOANS	INTEREST RATE	COMPARISON RATE NSW, QLD & VIC	COMPARISON RATE OTHER STATES
Orange Advantage (\$500k plus)*	6.49% p.a.	6.66% p.a.	6.66% p.a.
Orange Advantage (\$300,000 - \$499,999)*	6.59% p.a.	6.76% p.a.	6.76% p.a.
Orange Advantage (<\$300k)*	6.84% p.a.	7.01% p.a.	7.01% p.a.
Mortgage Simplifier	6.72% p.a.	6.72% p.a.	6.72% p.a.
Smart Home Loan	7.32% p.a.	7.44% p.a.	7.44% p.a.
Action Equity Loan	7.32% p.a.	7.32% p.a.	7.32% p.a.
Construction Loan	6.72% p.a.	6.72% p.a.	6.72% p.a.
1 Year Fixed	5.99% p.a.	6.68% p.a.	6.67% p.a.
2 Year Fixed	5.89% p.a.	6.59% p.a.	6.58% p.a.
3 Year Fixed	6.19% p.a.	6.61% p.a.	6.59% p.a.
4 Year Fixed	6.69% p.a.	6.75% p.a.	6.73% p.a.
5 Year Fixed	6.89% p.a.	6.84% p.a.	6.82% p.a.

SmartPack Interest Rates

SmartPack Mortgage Simplifier**	6.66% p.a.	6.71% p.a.	6.71% p.a.
SmartPack Smart Home Loan**	6.82% p.a.	6.98% p.a.	6.98% p.a.

SmartPack BONUS Interest Rates

SmartPack Mortgage Simplifier**^	6.56% p.a.	6.60% p.a.	6.60% p.a.
SmartPack Smart Home Loan**^	6.72% p.a.	6.87% p.a.	6.87% p.a.

Information is current as at the date of this update and is subject to change. The comparison rates are based on a loan amount of \$150,000 over a loan term of 25 years. WARNING: The comparison rates are true only for the examples given and may not include all fees and charges. Different terms, fees or other loan amounts might result in different comparison rates. ING DIRECT is a division of ING Bank (Australia) Limited ABN 24 000 893 292. *Refers to total residential ING DIRECT borrowings **Interest rate discounts under SmartPack available when borrowing \$300,000 or more in aggregate, excluding commercial loans. 0.06% p.a. off the Mortgage Simplifier rate and 0.50% p.a. off the Smart Home Loan rate. SmartPack fee applies. ^SmartPack bonus interest rate discount applies to new loans with a new security property only. SmartPack bonus interest rate discount does not apply to applications for fixed rate or construction loans.



ING DIRECT ASSESSMENT RATES

Please note for applications received on or after 17 February 2012, the ING DIRECT assessment rate (being the Mortgage Simplifier rate + 1.50% p.a.) will increase to 8.22% p.a.

For construction loans the assessment rate is the Construction Loan interest rate + 1.50% p.a., similarly increasing to 8.22% p.a.

Applications in the pipeline and those received prior to 17 February 2012 (including pre-approvals), must be unconditionally approved by 5 March 2012 for the previous assessment rate to apply.

Important Information: Information is current as at 16 February 2012 and is subject to change. Interest rates apply to residential and investment home loans. The interest rates that apply to fixed rate home loans are the interest rates that are current on the settlement date for the home loan unless a Fixed Rate Lock In applies. ING DIRECT reserves the right to amend published rates at anytime without prior notice. All applications for credit are subject to ING DIRECT's credit approval criteria. Fees and charges apply. Details of these and the terms and conditions are available at ingdirect.com.au or on request by contacting the ING DIRECT Contact Centre 24 hours a day, 7 days a week on 133 464. ING DIRECT is a division of ING Bank (Australia) Limited ABN 24 000 893 292. ING DIRECT's colour orange is a trade mark of ING DIRECT and the ING Group of companies.

