



PWLB INTEREST RATE NOTICE NUMBER 014/25

FIXED RATES FOR TRANSACTIONS AGREED AFTER 12:33 ON 10 JAN 2025

For a given loan type and term, non-standard rates (e.g. concessionary rates) are calculated by subtracting or adding the appropriate margin from the PWLB standard new loan rate. Non-standard rates apply to new loans not the premature repayment of loans.

Period (years)	Standard New Loan Rates						Premature Repayment Rates					
	EIP		Annuity		Maturity		EIP		Annuity		Maturity	
	Rate	Change	Rate	Change	Rate	Change	Rate	Change	Rate	Change	Rate	Change
1 year	-		-		5.45		-		-		4.33	
Over 1 not over 1½	-		-		5.45		4.33		4.33		4.30	
Over 1½ not over 2	5.45		5.45		5.42		4.31	(-0.01)	4.31	(-0.01)	4.29	
Over 2 not over 2½	5.43	(-0.01)	5.43	(-0.01)	5.41		4.30		4.30		4.29	
Over 2½ not over 3	5.42		5.42		5.41		4.30		4.30		4.29	
Over 3 not over 3½	5.42		5.42		5.43	(+0.01)	4.29		4.29		4.29	
Over 3½ not over 4	5.41		5.41		5.44		4.29		4.29		4.31	(+0.01)
Over 4 not over 4½	5.41		5.41		5.46		4.29		4.29		4.32	
Over 4½ not over 5	5.41		5.41		5.49		4.29		4.29		4.34	
Over 5 not over 5½	5.41		5.42	(+0.01)	5.52	(+0.01)	4.29		4.29		4.37	
Over 5½ not over 6	5.42		5.42		5.55		4.29		4.30	(+0.01)	4.40	(+0.01)
Over 6 not over 6½	5.43	(+0.01)	5.43		5.59	(+0.01)	4.30		4.30		4.43	
Over 6½ not over 7	5.43		5.44		5.62		4.31	(+0.01)	4.31		4.47	(+0.01)
Over 7 not over 7½	5.44		5.45		5.66	(+0.01)	4.31		4.32		4.50	
Over 7½ not over 8	5.45		5.46		5.70	(+0.01)	4.32		4.33		4.54	(+0.01)
Over 8 not over 8½	5.46		5.48	(+0.01)	5.74	(+0.01)	4.33		4.34		4.58	(+0.01)
Over 8½ not over 9	5.48	(+0.01)	5.49		5.77		4.34		4.36	(+0.01)	4.62	(+0.01)
Over 9 not over 9½	5.49		5.51	(+0.01)	5.81	(+0.01)	4.36	(+0.01)	4.37		4.65	
Over 9½ not over 10	5.50		5.53	(+0.01)	5.85	(+0.01)	4.37		4.39	(+0.01)	4.69	(+0.01)
Over 10 not over 10½	5.52	(+0.01)	5.55	(+0.01)	5.88	(+0.01)	4.38		4.41	(+0.01)	4.73	(+0.01)
Over 10½ not over 11	5.54	(+0.01)	5.57	(+0.01)	5.92	(+0.01)	4.40	(+0.01)	4.43	(+0.01)	4.76	(+0.01)
Over 11 not over 11½	5.55		5.59	(+0.01)	5.95	(+0.01)	4.42	(+0.01)	4.45	(+0.01)	4.80	(+0.01)
Over 11½ not over 12	5.57	(+0.01)	5.61	(+0.01)	5.98	(+0.01)	4.43		4.47	(+0.01)	4.83	(+0.01)
Over 12 not over 12½	5.59	(+0.01)	5.63	(+0.01)	6.01	(+0.01)	4.45	(+0.01)	4.49	(+0.01)	4.86	(+0.01)
Over 12½ not over 13	5.60		5.65		6.04	(+0.01)	4.47	(+0.01)	4.51	(+0.01)	4.89	(+0.01)
Over 13 not over 13½	5.62		5.67		6.06		4.48		4.53		4.92	(+0.01)
Over 13½ not over 14	5.64	(+0.01)	5.70	(+0.01)	6.09	(+0.01)	4.50		4.55		4.94	
Over 14 not over 14½	5.66	(+0.01)	5.72	(+0.01)	6.11	(+0.01)	4.52	(+0.01)	4.58	(+0.01)	4.97	(+0.01)
Over 14½ not over 15	5.68	(+0.01)	5.74		6.13		4.54	(+0.01)	4.60	(+0.01)	4.99	(+0.01)
Over 15 not over 15½	5.70	(+0.01)	5.77	(+0.01)	6.16	(+0.01)	4.56	(+0.01)	4.62		5.01	
Over 15½ not over 16	5.72	(+0.01)	5.79	(+0.01)	6.17		4.58	(+0.01)	4.65	(+0.01)	5.04	(+0.01)
Over 16 not over 16½	5.74	(+0.01)	5.82	(+0.01)	6.19		4.60	(+0.01)	4.67	(+0.01)	5.05	
Over 16½ not over 17	5.75		5.84	(+0.01)	6.21	(+0.01)	4.62	(+0.01)	4.70	(+0.01)	5.07	
Over 17 not over 17½	5.77		5.86	(+0.01)	6.22		4.63		4.72	(+0.01)	5.09	(+0.01)
Over 17½ not over 18	5.79	(+0.01)	5.88		6.24	(+0.01)	4.65		4.74	(+0.01)	5.10	

Standard New Loan Rates							Premature Repayment Rates					
Period (years)	EIP		Annuity		Maturity		EIP		Annuity		Maturity	
	Rate	Change	Rate	Change	Rate	Change	Rate	Change	Rate	Change	Rate	Change
Over 18 not over 18½	5.81	(+0.01)	5.91	(+0.01)	6.25	(+0.01)	4.67	(+0.01)	4.76		5.12	(+0.01)
Over 18½ not over 19	5.83	(+0.01)	5.93	(+0.01)	6.26		4.69	(+0.01)	4.79	(+0.01)	5.13	(+0.01)
Over 19 not over 19½	5.85	(+0.01)	5.95	(+0.01)	6.27		4.71	(+0.01)	4.81	(+0.01)	5.14	
Over 19½ not over 20	5.86		5.97	(+0.01)	6.28		4.73	(+0.01)	4.83	(+0.01)	5.15	
Over 20 not over 20½	5.88	(+0.01)	5.99	(+0.01)	6.29	(+0.01)	4.74		4.85	(+0.01)	5.16	
Over 20½ not over 21	5.90	(+0.01)	6.01	(+0.01)	6.29		4.76	(+0.01)	4.87	(+0.01)	5.17	(+0.01)
Over 21 not over 21½	5.92	(+0.01)	6.03	(+0.01)	6.30		4.78	(+0.01)	4.89	(+0.01)	5.17	
Over 21½ not over 22	5.93	(+0.01)	6.05	(+0.01)	6.31	(+0.01)	4.80	(+0.01)	4.91	(+0.01)	5.18	
Over 22 not over 22½	5.95	(+0.01)	6.07	(+0.01)	6.31		4.81	(+0.01)	4.93	(+0.01)	5.19	(+0.01)
Over 22½ not over 23	5.96	(+0.01)	6.09	(+0.01)	6.32	(+0.01)	4.83	(+0.01)	4.95	(+0.01)	5.19	
Over 23 not over 23½	5.98	(+0.01)	6.10	(+0.01)	6.32		4.84	(+0.01)	4.97	(+0.01)	5.20	(+0.01)
Over 23½ not over 24	5.99		6.12	(+0.01)	6.32		4.86	(+0.01)	4.98	(+0.01)	5.20	
Over 24 not over 24½	6.01	(+0.01)	6.13		6.33		4.87		5.00	(+0.01)	5.20	
Over 24½ not over 25	6.02	(+0.01)	6.15	(+0.01)	6.33		4.89	(+0.01)	5.01		5.21	
Over 25 not over 25½	6.04	(+0.01)	6.16		6.33		4.90	(+0.01)	5.03	(+0.01)	5.21	
Over 25½ not over 26	6.05	(+0.01)	6.18	(+0.01)	6.33		4.92	(+0.01)	5.04		5.21	
Over 26 not over 26½	6.06		6.19	(+0.01)	6.33		4.93	(+0.01)	5.06	(+0.01)	5.21	
Over 26½ not over 27	6.08	(+0.01)	6.20	(+0.01)	6.33		4.94		5.07	(+0.01)	5.21	
Over 27 not over 27½	6.09	(+0.01)	6.21		6.33		4.96	(+0.01)	5.08	(+0.01)	5.21	
Over 27½ not over 28	6.10	(+0.01)	6.22		6.33		4.97	(+0.01)	5.09		5.21	
Over 28 not over 28½	6.11	(+0.01)	6.23		6.33		4.98	(+0.01)	5.10		5.21	
Over 28½ not over 29	6.12		6.24		6.33		4.99	(+0.01)	5.11		5.21	
Over 29 not over 29½	6.13		6.25		6.33		5.00		5.12		5.21	
Over 29½ not over 30	6.15	(+0.01)	6.26		6.33		5.01		5.13		5.21	
Over 30 not over 30½	6.16	(+0.01)	6.27	(+0.01)	6.33		5.03	(+0.01)	5.14		5.21	
Over 30½ not over 31	6.17	(+0.01)	6.27		6.33		5.04	(+0.01)	5.15	(+0.01)	5.21	
Over 31 not over 31½	6.17		6.28		6.33		5.05	(+0.01)	5.15		5.20	(-0.01)
Over 31½ not over 32	6.18		6.29	(+0.01)	6.32	(-0.01)	5.05		5.16		5.20	
Over 32 not over 32½	6.19		6.29		6.32		5.06		5.17	(+0.01)	5.20	
Over 32½ not over 33	6.20	(+0.01)	6.30		6.32		5.07		5.17		5.20	
Over 33 not over 33½	6.21	(+0.01)	6.30		6.32		5.08	(+0.01)	5.18		5.19	
Over 33½ not over 34	6.22	(+0.01)	6.31		6.31		5.09	(+0.01)	5.18		5.19	
Over 34 not over 34½	6.22		6.31		6.31		5.10	(+0.01)	5.19		5.19	
Over 34½ not over 35	6.23	(+0.01)	6.31		6.31		5.10		5.19		5.18	
Over 35 not over 35½	6.24	(+0.01)	6.32		6.30		5.11	(+0.01)	5.19		5.18	
Over 35½ not over 36	6.24		6.32		6.30		5.12	(+0.01)	5.20		5.17	
Over 36 not over 36½	6.25	(+0.01)	6.32		6.29		5.12		5.20		5.17	
Over 36½ not over 37	6.25		6.32		6.29		5.13	(+0.01)	5.20		5.16	
Over 37 not over 37½	6.26		6.33		6.28		5.13		5.20		5.16	
Over 37½ not over 38	6.26		6.33		6.28		5.14		5.21		5.15	
Over 38 not over 38½	6.27		6.33		6.27		5.14		5.21		5.14	(-0.01)
Over 38½ not over 39	6.27		6.33		6.26	(-0.01)	5.15		5.21		5.14	
Over 39 not over 39½	6.28		6.33		6.26		5.15		5.21		5.13	
Over 39½ not over 40	6.28		6.33		6.25		5.16		5.21		5.12	(-0.01)
Over 40 not over 40½	6.29	(+0.01)	6.33		6.24	(-0.01)	5.16		5.21		5.12	
Over 40½ not over 41	6.29		6.33		6.24		5.17	(+0.01)	5.21		5.11	

Standard New Loan Rates							Premature Repayment Rates					
Period (years)	EIP		Annuity		Maturity		EIP		Annuity		Maturity	
	Rate	Change	Rate	Change	Rate	Change	Rate	Change	Rate	Change	Rate	Change
Over 41 not over 41½	6.29		6.33		6.23		5.17		5.21		5.10	(-0.01)
Over 41½ not over 42	6.30		6.33		6.22	(-0.01)	5.17		5.21		5.09	(-0.01)
Over 42 not over 42½	6.30		6.33		6.21	(-0.01)	5.18		5.21		5.09	
Over 42½ not over 43	6.30		6.33		6.21		5.18		5.21		5.08	
Over 43 not over 43½	6.31	(+0.01)	6.33		6.20		5.18		5.21		5.07	(-0.01)
Over 43½ not over 44	6.31		6.33		6.19	(-0.01)	5.19	(+0.01)	5.21		5.06	(-0.01)
Over 44 not over 44½	6.31		6.33		6.18	(-0.01)	5.19		5.21		5.05	(-0.01)
Over 44½ not over 45	6.31		6.33		6.17	(-0.01)	5.19		5.21		5.04	(-0.01)
Over 45 not over 45½	6.32	(+0.01)	6.33		6.16	(-0.01)	5.19		5.21		5.03	(-0.01)
Over 45½ not over 46	6.32		6.33		6.15	(-0.01)	5.20	(+0.01)	5.20		5.02	(-0.01)
Over 46 not over 46½	6.32		6.32		6.14	(-0.01)	5.20		5.20		5.01	(-0.01)
Over 46½ not over 47	6.32		6.32		6.13	(-0.01)	5.20		5.20		5.00	(-0.01)
Over 47 not over 47½	6.32		6.32		6.12	(-0.01)	5.20		5.20		4.99	(-0.01)
Over 47½ not over 48	6.32		6.32		6.11	(-0.01)	5.20		5.19		4.98	(-0.01)
Over 48 not over 48½	6.33		6.31		6.10	(-0.01)	5.20		5.19		4.97	(-0.01)
Over 48½ not over 49	6.33		6.31		6.09	(-0.01)	5.21		5.19		4.96	(-0.01)
Over 49 not over 49½	6.33		6.31		6.08	(-0.01)	5.21		5.18	(-0.01)	4.94	(-0.02)
Over 49½ not over 50	6.33		6.30	(-0.01)	6.06	(-0.02)	5.21		5.18		4.93	(-0.02)

Rates determined for residual contractual obligations for periods in excess of 50 years will be:

New Loan Rates							Premature Repayment Rates					
Period (years)	EIP		Annuity		Maturity		EIP		Annuity		Maturity	
	Rate	Change	Rate	Change	Rate	Change	Rate	Change	Rate	Change	Rate	Change
	6.33		6.30		6.05	(-0.02)	5.21		5.18		4.93	(-0.02)