Home loan application

'the Bank' means Teachers Mutual Bank Limited.

The home loan steps

Complete this application and provide all details as requested to ensure speedy processing.

Your application will be assessed and a letter of conditional approval provided to you outlining any specific conditions for you to fulfill. We will also order the valuation and title searches at this stage.

At this stage contracts should not be exchanged. Ensure that you speak to your solicitor before you exchange contracts.

The valuation is assessed and accepted.

The conditions as outlined in the conditional approval letter need to be finalised.

Final approval is provided to you in writing. We will also provide you with loan document processing details.

When all outstanding loan and security documents are received by us or our authorised agent, as well as any necessary documents from your solicitor, arrangements will be made to settle your loan.

The checklist

Please attach the following documents and information relating to your application and employment status:

Income

V	
PAYG	Self Employed
Two most recent consecutive payslips showing both applicant and employer names, ABN and year to date income. OR At least two (2) of the following: Employment contract	Last two years personal, and if applicable, business tax returns, and Current Balance sheet, and Current Profit and Loss statement, and Latest years Tax Assessment Notice
PAYG Payment Summary (previously known as 'Group Certificate') or Tax Assessment Notice Letter from the employer, dated not more than one month old, that is on the employer's letterhead and contains details of gross annual income, role or position, length of employment, the basis of employment (full or part time or casual) and breakdown of any salary package (if applicable)	Rental income Current signed Tenancy agreement, or Latest rental income statement from managing agent, or Last two years personal tax returns. Investment Income/Pensions/Government Benefits Last six months statements showing continuity of income type, or Latest Investment or Dividend Statements/Pension Statements/ Government benefit statements, or Last two years personal tax returns.
Purchasing new property	Existing debt commitments
Front page of contract of sale (must show purchase price, finance date and settlement date) Evidence of funds to complete Signed letter stating that funds gifted are non-repayable (if applicable) Three months statements confirming genuine savings. Completed First Home Owners Grant application (if applicable)	Last three months statements of any existing home loans Last two statements of any existing personal loans Last two statements of any existing credit or store cards Constructing new property Copy of proposed plans and specifications and Copy of proposed building contract

What are your personal details? First borrower Title (optional) Mr Mrs Ms Other Member no.

iven names		Surname			
Date of birth	Driver's licence no.		Expiry date		
Home phone	Work phone		Mobile phone		
Email					
How many people are financially dependent on you?		What are their ages?			
Have you ever been declared bankrupt, made an arrangement with your creditors or had a judgment debt entered against you?					
Yes No If yes, detail are					
Street no. & name					
Suburb	State		Postcode		
No. of years and months at address	Residential stat	us, do you: Own N	lortgage Rent Board	Live with parents	
Postal address (if different from above)					
Suburb	State		Postcode		
Previous residential address, if current address is less tha	n 2 years				
Suburb	State	9	Postcode		
No. of years and months at address	Residential stat	us, do you: Own M	lortgage Rent Board	Live with parents	
Second borrower					
Title (optional) Mr Mrs Ms Miss C	Other	Member no.			
Given names		Surname			
Date of birth	Driver's licence no.		Expiry date		
Home phone	Work phone		Mobile phone		
Email					
How many people are financially dependent on you?		What are their ages?			
Have you ever been declared bankrupt, made an	arrangement with your c	reditors or had a judgment	debt entered against you?		
Yes No If yes, detail are					
Is address details the same as borrower 1? $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	s No. If no, please o	complete below.			
Street no. & name					
Suburb	State	9	Postcode		
No. of years and months at address	Residential stat	us, do you: Own N	ortgage Rent Board	ge Rent Board Live with parents	
Postal address (if different from above)					
Suburb	State		Postcode		
Previous residential address, if current address is less tha	n 2 years				
Suburb	State		Postcode		

What is the	purpose of the loan?					
Is this loan for:	Purchase residential property Refinance existing	loan Construct new property				
Other (please specify)						
_	Is this loan for an: Owner occupied property Investment property					
Are you eligible fo	or a First Home Owners Grant? Yes No					
Funds posit	ion					
D						
Purchase						
Purchase price	\$					
less My/our deposit	\$					
less						
Gift(s) to me/us less	\$					
FHOG	\$					
= Amount of Ioan	\$					
Refinance						
If you are refinanci	ng an existing loan, you must consider the costs ding any exit and break costs					
Payout figure (including break /exit costs)	\$					
Refinance						
Amount of loan	\$					
What kind	of loan do you require					
Variable hom	e loans					
Rewards Package	9					
Solutions Plus Repayment typ	_					
The Rewards Pack	age will operate on the Everyday Direct account on mer	nber number				
Please refer to pa	ge 9 of this application for Rewards Package eligibility,	benefits and Terms and Conditions.				
Other variable ho	ome loans					
My First Home		purpose of construction only)				
Classic Home		purpose of construction only)				
Flexi Choice						
Interest Only \	Interest Only Variable					
Fixed home loans						
Fixed rate						
l 1 year 2 2	years 3 years 4 years 5 years De: Principal and Interest Interest Only					
Repayments,	fixed rate lock and splitting options					
What is your prefe	erred repayment frequency?*	Please contact me about the following:				
weekly fo	ortnightly monthly	Fixed Rate lock option Options on splitting my loan**				
What is the prefer		*Interest Only repayments can only be made monthly.				
(Up to 30 years except	My First Home Loan which can be 40 years)	**Not available for Classic Home Loan.				

Mortgag	ge offset facility*					
Vari	ply to have a mortgage offset facility able rate home loan OR Fixe mortgage offset facility cannot be lin	d rate home loan		count		to my/our:
☐ I/we do	not have an Everyday Direct account	and would like to	open one of the following eligible	transact	ion accounts under	
Member	number					
An E	Everyday Direct account with Visa Del	oit access**				
	cknowledge that the Bank reserves th nk a mortgage offset facility from the	_				
		d rate home loan	,			
OR I/we do	not wish to have a mortgage offset	facility				
Lenders	Mortgage Insurance (LM	I)				
the Bank ma	quires you to contribute a deposit ba y allow you to borrow a higher portic otherwise be required. for more infor	on of the purchase	price, allowing you to purchase a	a proper	ty sooner and with a sm	aller deposit
What ar	e your employment deta	ils?				
First born	ower					
Name of curre	nt employer					
Address of cui	rent employer					
Suburb			State		Postcode	
Employer's ph	one	Length of service -	years/months	Occupa	tion	
Are you:	Permanent Full Time Part Tin	ne Temporar	y Casual Self Employe	d		
Name of previ	ous employer, if current employment is less	than 2 years				
Address of pre	evious employer					
Suburb			State		Postcode	
Employer's ph	one	Length of service -	years/months	Occupa	tion	
Were you:	Permanent Full Time Part T	ime Tempor	ary Casual Self Employ	red		
Second b	orrower					
Name of curre	nt employer					
Address of cur	rent employer					
Suburb			State		Postcode	
Employer's ph	one	Length of service -	years/months	Occupa	tion	
Are you:	Permanent Full Time Part Tin	ne 🗌 Temporar	y Casual Self Employed	d		
Name of previ	ous employer, if current employment is less	than 2 years				
Address of pre	evious employer					
Suburb			State		Postcode	
Employer's ph	one	Length of service -	years/months	Occupa	tion	
Were you:	Permanent Full Time Part T	ime Tempor	ary Casual Self Employ	ed		

What is your financial position?

First borrower

Gross fortnightly salary or wages	\$
Other income (e.g. rental, pension)	
	\$
	\$
Total income	\$

Second borrower

Gross fortnightly salary or wages	\$
Other income (e.g. rental, pension)	
	\$
	\$
Total income	\$

Assets and Liabilities

What you own: Assets of both borrowers

Property (address)			Estimated value	Property Owner
	ď.		Borrower 1	
			\$	Borrower 2
			\$	Borrower 1
			\$	Borrower 2
Motor vehicle(s) Make	Model	Year	Estimated value	Property Owner
			\$	Borrower 1
			Ф	Borrower 2
			\$	Borrower 1
			Ф	Borrower 2
Shares/Savings/Inv who with?	estments		Balance	
			\$	
			\$	
			\$	
			\$	
			\$	
Furniture/Contents	i		\$	
Superannuation			\$	
Tools of Trade			\$	
All other assets			Estimated Value	
			\$	
			\$	

What you owe: Liabilities of both borrowers

Time you onto I admin		1=		
Existing mortgage(s) Who with?		Fortnightly repayment	Balance owing	Borrowers
WIIO WIGH:	*	терауттеті	Owing	Borrower 1
		\$	\$	Borrower 2
•				
		\$	\$	Borrower 1
			<u> </u>	Borrower 2
Personal loan(s) Who with?				
				Borrower 1
		\$	\$	Borrower 2
				Borrower 1
		\$	\$	Borrower 2
Hire Purchase/Lease		<u> </u>	<u> </u>	Donowerz
Who with?				
		\$	\$	Borrower 1
		Ф	Ф	Borrower 2
	***************************************			Borrower 1
		\$	\$	Borrower 2
Credit Card(s)/Store Card(s	or account(s)		*	
Who with?	Limit		<u>:</u>	
		\$	\$	Borrower 1
				Borrower 2
	•	\$	\$	Borrower 1
		Ψ	Ψ	Borrower 2
Overdrafts	12.5			
Who with	Limit			Borrower 1
		\$	\$	Borrower 2
D ./D .		*	<i>*</i>	Borrower 2
Rent/Board		\$	\$	
HECS		\$	\$	
Superannuation		\$	\$	
Child Support		\$	\$	
Vaur manthly avanance		-	•	\$ per month
Your monthly expenses				
Groceries (including food and toilet	ries)		•••••	\$
Childcare & education (inclu	ding nannies, public	and private educati	on fees)	\$
Medical & health costs (inclu	ding doctor, dental,	optical & pharmace	utical)	\$
Transportation (public transport,	motor vehicle costs -	fuel, servicing, park	ing & tolls)	\$
				\$
Property (including rates, taxes, levies, body corp & strata fees, repairs, maintenance)				
	Entertainment & Recreation (including alcohol, tobacco, restaurants, membership fees, pet care, holidays)			\$
Phone, internet, media streaming & pay TV (home & mobile phones, streaming such as Netflix & Stan)				\$
Clothing & personal care (clothing, footwear, cosmetics, personal	al grooming such as h	airdressing)		\$
Insurance (health, life, income prot	ection, home, conten	ts, motor vehicle)		\$
				:
Has either borrower acte	_	tor for any ot	her loan?	
Yes No If yes, o	details are			

Proporty 1					
Property 1					
Street no. & name		Suburb		State	Postcode
Name of person for the Bank's valuer to contact to	gain access to the abov	e property			
Contact phone					
Property 2					
Troperty 2					
Street no. & name		Suburb		State	Postcode
Name of person for the Bank's valuer to contact to	gain access to the abov	e property			
Contact phone					
Who is your calisites on conveys	2012				
Who is your solicitor or conveyan	cers				
Solicitor Conveyancing agent Oth	her (please specify)				
Name					
Street no. & name		Suburb		State	Postcode
Fax no	Business phone		Mobile pho	ne	
			Mobile pho	ne	
Would you like to apply for a Cred			Mobile pho	ne	
Would you like to apply for a Cred f you wish to apply for a Credit Card, please refer	lit Card? to the Credit Card Key F		complete t	his section. T	
Would you like to apply for a Cred f you wish to apply for a Credit Card, please reference a Credit Card account and is in one name only.	lit Card? to the Credit Card Key F You can request an addi	tional card in another perso	complete t	his section. T	
Would you like to apply for a Cred f you wish to apply for a Credit Card, please referon a Credit Card account and is in one name only. separately to confirm your credit limit on final appropriately.	lit Card? to the Credit Card Key F You can request an addi roval of this home loan a	tional card in another perso	complete t	his section. T	
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in the Offer and Loan contract.

I/We understand that if there is more than one borrower, each borrower is liable to the Bank separately for the balance of the loan

I/We understand if my/our application is approved the Bank will add the applicable fees e.g. Establishment fee, Settlement attendance fee, government fees etc to the loan and I/We authorise the Bank to debit the fees to my/our loan account on settlement. These fees will be confirmed

Reward Package borrowers:

The loan product you have chosen requires you to be part of the Rewards Package. To be a Rewards Package holder an annual fee applies. Please refer to the Fees and charges brochure for the Rewards Package fee. Terms and conditions of this package as well as the features of the product can be found on our website. You will receive a copy of the Rewards Package terms and conditions if your loan application is approved.

Refinancing only:

▶ I/We declare that our previous loan now being refinanced by the Bank was used wholly or predominately for owner occupied housing or residential investment housing.

Privacy consent - lending



What sort of personal information do we collect when you apply for credit?

Usually, we collect information such as your name, date of birth and evidence of identity, as well as information about your financial position and your current credit history.

What happens if you do not provide us with information?

If you do not provide us with personal information, we may not be able to provide you with the products and services you are seeking.

What also happens when you apply for credit?

When you apply for credit, then, under the responsible lending obligations in the National Consumer Credit Protection Act, credit providers need to see your credit history and present position in order to assist them in meeting their obligations.

Consequently, we may obtain a credit report about you from a credit reporting body when you apply for credit with us.

What is in a credit report?

A credit report contains information about your credit history. This helps us assess your credit worthiness, credit applications, verify your identity and manage the loan accounts and credit facilities you have with us.

Credit reporting bodies use credit information about individuals to prepare credit reports which may then be made available to credit providers to assist them in assessing individuals' credit worthiness.

What information can we exchange with credit reporting bodies?

The information we exchange includes your identification details, what type of loans you have, how much you've borrowed, whether or not you've met your scheduled payment obligations and if you have committed a serious credit infringement.

We will ask the credit reporting body to provide us with an overall assessment score of your creditworthiness.

The credit reporting bodies we use are:

Equifax Australia Information Services and Solutions Pty Ltd ("Equifax Australia") and illion Pty Ltd

- ▶ Equifax Australia can be contacted through their website at: www.equifax.com.au/contact
- illion can be contacted through their website at: www.illion.com.au

You can also download a copy of:

- Equifax Australia's privacy policies at their website, www.equifax.com.au.
- illion's privacy policies at their website, www.illion.com.au.

Comprehensive credit reporting

As from 12 March 2014, we can pass to a credit reporting body or bodies (the ones we use are Equifax Australia or illion or both – see above) details of your credit information and history – including credit you have applied for, the amounts you have borrowed, whether or not payments have been made on time and whether you have committed a serious credit infringement.

Pre-screening and restricting disclosure in cases of fraud

Credit providers may ask credit reporting bodies to use their credit-related information to pre-screen you for direct marketing. You can ask a credit reporting body not to do this.

Also, if you've been, or have reason to believe that you have been, are, or likely to become, a victim of fraud (including identity fraud), you can ask the credit reporting body not to use or disclose the credit-related information it holds about you.

To whom do we disclose personal information?

We may exchange information about you with our travel company subsidiary Tertiary Travel Service Pty Limited ABN 28 008 900 981.

The types of people and entities we disclose personal information about you to include:

- organisations which provide or confirm information to verify your identity
- contractors for statement production and delivery, card and cheque production
- ▶ brokers, agents and advisers acting for you
- lenders' mortgage insurers and valuers
- our auditors, insurers and re-insurers

- employers or former employers (to verify employment in the case of loan applications)
- government and law enforcement agencies or regulators
- credit reporting bodies and other credit providers and
- organisations that help identify and investigate inappropriate or illegal activity, such as fraud.

Electronic verification of identity

Subject to your consent, we will disclose personal information about you to a credit reporting body in order to verify your identity. We will disclose your name, address and date of birth. We will ask the credit reporting body to prepare and provide us with an assessment as to whether that personal information matches that held in their credit information files. In preparing this assessment, the credit reporting body may use the personal information of other individuals

The credit reporting body will also submit personal information about you from your identification documents to the Australian Government's Document Verification Service (DVS). The DVS is a national online system that allows personal identifying information about individuals to be compared against government records. Your information will be matched against that held by the relevant government department or agency. You can find out more about the DVS on their website.

If you do not consent to this process, alternative forms of verifying your identity are available on request.

If we are unable to verify your identity with the credit reporting body, you will be provided with a notice to that effect. You may then be asked to provide further evidence of your identity. If we are unable to satisfactorily identify you, we will not be able to admit you to membership or provide you with the services or products you seek.

Our Privacy and Credit Reporting Policy and accessing personal information

Our Privacy and Credit Reporting Policy is available on our website. It contains information about:

- how we collect, use, hold and disclose your personal information
- ▶ how you can access personal information about you
- how you can seek correction of that personal information
- ▶ how you may complain if you think we may have breached your privacy
- ▶ how we will deal with your complaint and
- ▶ how we manage credit information.

Sending information overseas

Depending on our commercial arrangements, we may disclose personal information about you to business partners with operations overseas or who store personal information overseas (eg providers of lenders' mortgage insurance ("LMI").

One of our LMI insurers, QBE Lenders' Mortgage Insurance Limited ABN 70 000 511 071, sends personal information to its related companies and service providers in India and the Philippines. For more information on QBE LMI's privacy policy, visit their website, qbelmi.com

How to contact us

If you have any gueries regarding privacy, use any of the methods set out below:

Teachers Mutual Bank Limited

Address: 28-38 Powell Street, HOMEBUSH NSW 2140

Phone: 13 12 21

Email: privacy@tmbank.com.au

Post: PO Box 7501, SILVERWATER NSW 2128

V9. 2018 07 17

Consent, statements and notices

We prefer to communicate with you electronically in a manner that protects your personal information. We will give you statements of account electronically by making them available for you to view and download in internet banking. We will also give you notices and other communications and documents electronically, for example:

- ▶ by email;
- by SMS text message;
- by message or notification in internet banking or in our mobile banking application;
- by including it in or with a statement of account;
- by publishing them on our website and notifying you electronically when they are available.

Election to receive both statements and notices in paper form by post

You can elect to receive both statements of account and notices and other communications and documents we are required to give you in writing in paper form by post by ticking this box. There is a fee for this additional paper service.

Unless you tick the above box to elect to receive both statements of account and any notices and other communications and documents we are required to give you in writing in paper form, by completing this application you consent to the Bank giving you statements of account, notices and other communications and documents for all your existing deposit accounts and credit contracts, except credit card contracts, and the credit contract you are applying for electronically as set out above and such documents in paper form by post may no longer be given to you. You must regularly check your emails, internet banking and other electronic communications channels for notifications or documents from us and promptly notify us of any changes to your contact details, including your email address and phone numbers. You may withdraw this consent and elect to receive both statements of account and any notices and other communications and documents we are required to give you in writing in paper form by post at any time by changing your communication preference in internet banking or contacting us.

I/we nominate the following borrower(s) to receive statements, notices and other documents under the National Credit Code on behalf of me/all of us:

All borrowers in this application	
As nominated below	
Title Mr Mrs Ms Other	Date of birth
Given names	Last name

The National Credit Code entitles each of you to receive a copy of all statements, notices and other documents relating to the loan contract above. By signing this nomination you are giving up that right to individually receive information directly from us. This nomination can be cancelled by you at any time by advising the Bank in writing.

By signing below, you consent to your personal and credit information being:

- > collected, used, held and disclosed as set out above
- disclosed to a credit reporting body in order to verify your identity and

 disclosed to any guarantor or prospective guarantor of any credit facility you may have or are applying for with us.

My signature and date

I/We acknowledge that I/we have read and understood each section of this application form.

First b	oorrower		Second borrower	
Signatu	re	Date	Signature	Date
Office use only	Operator no Date actioned Sig verified by		Credit Card A/C No Mortgage no Date actioned Credit Card Limit	

Rewards Package – Terms and conditions

- 1. Eligibility
- 1.1 All: To be eligible for the Rewards Package all borrowers must satisfy all of the following requirements:
- (a) you must at all times:
- be a registered user for online banking
- have an Everyday Direct account; and
- (b) you must have an eligible Home Loan product where the initial amount of new home loan funding was at least \$150,000 including a minimum \$25,000 Solutions Plus Home Loan.
- (c) you must pay on time all Rewards Package fees in accordance with these Rewards Package Terms.
- 1.2 Other offers: The Rewards Package is not available in conjunction with any other special offer or package.

2. Your Rewards Package

- 2.1 When the Rewards Package starts: The Rewards Package starts when the Rewards Package fee is paid and your first eligible Home Loan is funded.
- 2.2 The Rewards Package: The products, services and features currently available for the Rewards Package are set out in the table at the end of these terms (the Rewards Package benefits table).

3. Rewards Package annual fee

3.1 Annual fee: You must pay the Rewards Package annual fee when due. It is due when we first approve your Rewards Package application and then every 12 months after, until your Rewards Package is cancelled. If your Rewards Package is cancelled part-way through a year, no part of the annual fee is refundable. You authorise us to debit the annual fee when due from the Rewards Package Nominated Holder's Everyday Direct account or from another specified Everyday Direct account of yours. If there are insufficient funds, you agree that we may debit any other account you hold with us.

3.2 Other fees: All other standard fees and charges applicable to your products and services will apply, except as modified by the Rewards Package benefits table.

4. Cancellation of Rewards Package

- 4.1 By us: If you cease to be eligible for the Rewards Package at any time (see condition 1.1), we may give you written notice cancelling your Rewards Package.
- 4.2 By you: You may cancel your Rewards Package by advising the Bank in writing at least fourteen days before you intend the cancellation to take effect.
- 4.3 Upon cancellation: The Rewards Package will cease to apply and:
- your eligible Home Loan will be converted to a Flexi Choice and the discounted interest rate will cease to apply
- normal fees and charges will instead apply to each of the products and services in the Rewards Package benefits table; but
- you must immediately pay any outstanding fees under these Rewards Package terms; and
- if you have received any financial benefit (such as a discounted rate on a loan or an enhanced rate on a term deposit account), but did not pay the Rewards Package annual fee, we may recover the amount of the financial benefit from you.

5. Changing these Rewards Package Terms

We may change these Rewards Terms (including changing or withdrawing any Rewards available under them or changing the eligibility criteria) by giving you written notice at any time. We may make these changes where we think it is reasonably necessary or desirable to change our product offering, to meet the needs of members, to remain competitive and financially strong, or to comply with the law.

If the change reduces the Rewards benefits or increases their costs, we will give you this notice at least 30 days before the change takes effect.

Rewards Package benefits

Products and Services	Conditions
Eligible home loan	Discounted interest rate (i.e. lower than the Flexi-Choice standard variable interest rate).
Top up home loan	No top up fee.
Personal loan	No application fee.
Term deposit	A bonus 0.05% interest is earned on Term Deposits.
Home and contents Insurance	Up to 10% discount off the premium.

An eligible Home Loan means the Solutions Plus Home Loan, or any other home loan that the Bank may choose to offer to be an eligible home loan at its absolute discretion.

If you are in the Rewards Package and you split your eligible home loan, and one of the splits is a fixed rate loan, then at the end of the fixed rate period for the fixed rate loan, the fixed rate loan will convert to a Flexi Choice Home Loan with a principal and interest repayment type unless a new fixed rate loan or a new eligible home loan is taken.

KEY FACTS ABOUT THIS CREDIT CARD

Correct as at: 23 April 2019

Australian Credit Licence: 238981

Description of credit card	
Product name	Credit Card
Minimum credit limit	\$1,000
Minimum repayments	3% of the closing debit balance as per the monthly statement, rounded up to the nearest dollar, by the date due as stated on the monthly statement
Interest on purchases	11.50% p.a.
Interest on balance transfers	7.90% p.a. for the first 6 months (counting from time of account is opened, not when the balance transfer was performed). After the first 6 months, 11.50% p.a.
Interest-free period	You may receive up to 55 days interest free period for purchases provided you continue to pay your closing balance in full on or before every statement due date.
Interest on cash advances	11.50% p.a.
Promotional interest rate	7.90% p.a. for first 6 months
Annual fee	\$0
Late payment fee	\$10 and is payable when the minimum payment is not received by the due date as indicated on the statement

There may be circumstances in which you have to pay other fees. A full list of current fees applicable to this credit card can be obtained from our website.

For more information on choosing and using credit cards visit the ASIC consumer website at **www.moneysmart.gov.au**

The terms on which this credit card is offered can change over time. You can check if any changes have been made by visiting our website.