

The home loan steps

- 1** Complete this application and provide all details as requested to ensure speedy processing.
- 2** 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.
- 3** The valuation is assessed and accepted.
- 4** The conditions as outlined in the conditional approval letter need to be finalised.
- 5** Final approval is provided to you in writing. We will also provide you with loan document processing details.
- 6** 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

PAYG

- 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
- 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)

Self Employed

- 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

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

- 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)

Refinancing

- Latest six months statements of existing home loan being refinanced
- Latest three months statements of other banks personal loans being refinanced
- Latest three months statements for credit or store cards being refinanced

Constructing new property

- Copy of proposed plans and specifications **and**
- Copy of proposed building contract

What are your personal details?

First borrower

Title (optional) <input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss 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 creditors or had a judgment debt entered against you? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, detail are		
Street no. & name		
Suburb	State	Postcode
No. of years and months at address	Residential status, do you: <input type="checkbox"/> Own <input type="checkbox"/> Mortgage <input type="checkbox"/> Rent <input type="checkbox"/> Board <input type="checkbox"/> Live with parents	
Postal address (if different from above)		
Suburb	State	Postcode
Previous residential address, if current address is less than 2 years		
Suburb	State	Postcode
No. of years and months at address	Residential status, do you: <input type="checkbox"/> Own <input type="checkbox"/> Mortgage <input type="checkbox"/> Rent <input type="checkbox"/> Board <input type="checkbox"/> Live with parents	

Second borrower

Title (optional) <input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss 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 creditors or had a judgment debt entered against you? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, detail are		
Is address details the same as borrower 1? <input type="checkbox"/> Yes <input type="checkbox"/> No. If no, please complete below.		
Street no. & name		
Suburb	State	Postcode
No. of years and months at address	Residential status, do you: <input type="checkbox"/> Own <input type="checkbox"/> Mortgage <input type="checkbox"/> Rent <input type="checkbox"/> Board <input type="checkbox"/> Live with parents	
Postal address (if different from above)		
Suburb	State	Postcode
Previous residential address, if current address is less than 2 years		
Suburb	State	Postcode
No. of years and months at address	Residential status, do you: <input type="checkbox"/> Own <input type="checkbox"/> Mortgage <input type="checkbox"/> Rent <input type="checkbox"/> Board <input type="checkbox"/> Live with parents	

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 for a First Home Owners Grant? Yes No

Funds position

Purchase

Purchase price \$

less

My/our deposit \$

less

Gift(s) to me/us \$

less

FHOG \$

=

Amount of loan \$

Refinance

If you are refinancing an existing loan, you must consider the costs of doing this including any exit and break costs

Payout figure (including break /exit costs) \$

Refinance

Amount of loan \$

What kind of loan do you require

Variable home loans

Rewards Package

Solutions Plus Home Loan

Repayment type: Principal and Interest Interest Only

The Rewards Package will operate on the Everyday account on member number

Please refer to page 9 of this application for Rewards Package eligibility, benefits and Terms and Conditions.

Other variable home loans

My First Home Loan

Repayment type: Principal and Interest Interest Only (for the purpose of construction only)

Classic Home Loan

Flexi Choice

Interest Only Variable

Fixed home loans

Fixed rate

1 year 2 years 3 years 4 years 5 years

Repayment type: Principal and Interest Interest Only

Repayments, fixed rate lock and splitting options

What is your preferred repayment frequency?*

weekly fortnightly monthly

What is the preferred loan term? years

(Up to 30 years except My First Home Loan which can be 40 years)

Please contact me about the following:

Fixed Rate lock option Options on splitting my loan**

*Interest Only repayments can only be made monthly.

**Not available for Classic Home Loan.

Mortgage offset facility*

I/We apply to have a mortgage offset facility linked from my/our existing eligible transaction account to my/our:

Variable rate home loan **OR** Fixed rate home loan

*Note: a mortgage offset facility cannot be linked to a Classic Home Loan.

OR

I/we do not have an Everyday account and would like to open one of the following eligible transaction accounts under

An Everyday account with Visa Debit access** An Everyday Direct account with Visa Debit access**

**I/we acknowledge that TMB reserves the right not to issue a card at its discretion.

Please link a mortgage offset facility from the above nominated account to my/our:

Variable rate home loan **OR** Fixed rate home loan

OR

I/we do not wish to have a mortgage offset facility

Lenders Mortgage Insurance (LMI)

Teachers Mutual Bank requires you to contribute a deposit based on a percentage of the purchase price of your property. With Lenders Mortgage Insurance, Teachers Mutual Bank may allow you as a borrower to borrow a higher portion of the purchase price, allowing you to purchase a property sooner and with a smaller deposit than would otherwise be required. Lenders Mortgage Insurance should not be mistaken for Mortgage Protection Insurance, which covers your mortgage in the event of death, sickness, unemployment or disability. Lenders Mortgage Insurance protects Teachers Mutual Bank against a loss should you as a borrower default on your home loan.

What are your employment details?

First borrower

Are you: Permanent Full Time Part Time Temporary Casual Self Employed

Were you: Permanent Full Time Part Time Temporary Casual Self Employed

Second borrower

Are you: Permanent Full Time Part Time Temporary Casual Self Employed

Were you: Permanent Full Time Part Time Temporary Casual Self Employed

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
	\$	<input type="checkbox"/> Borrower 1 <input type="checkbox"/> Borrower 2
	\$	<input type="checkbox"/> Borrower 1 <input type="checkbox"/> Borrower 2
Motor vehicle(s) Make Model Year	Estimated value	Property Owner
	\$	<input type="checkbox"/> Borrower 1 <input type="checkbox"/> Borrower 2
	\$	<input type="checkbox"/> Borrower 1 <input type="checkbox"/> Borrower 2
Shares/Savings/Investments who with?	Balance	
	\$	
	\$	
	\$	
	\$	
	\$	
Furniture/Contents	\$	
Superannuation	\$	
Tools of Trade	\$	
All other assets	Estimated Value	
	\$	
	\$	

What you owe: Liabilities of both borrowers

Existing mortgage(s) Who with?	Fortnightly repayment	Balance owing	Borrowers
	\$	\$	<input type="checkbox"/> Borrower 1 <input type="checkbox"/> Borrower 2
	\$	\$	<input type="checkbox"/> Borrower 1 <input type="checkbox"/> Borrower 2
Personal loan(s) Who with?			
	\$	\$	<input type="checkbox"/> Borrower 1 <input type="checkbox"/> Borrower 2
	\$	\$	<input type="checkbox"/> Borrower 1 <input type="checkbox"/> Borrower 2
Hire Purchase/Lease Who with?			
	\$	\$	<input type="checkbox"/> Borrower 1 <input type="checkbox"/> Borrower 2
	\$	\$	<input type="checkbox"/> Borrower 1 <input type="checkbox"/> Borrower 2
Credit Card(s)/Store Card(s) or account(s) Who with? Limit			
	\$	\$	<input type="checkbox"/> Borrower 1 <input type="checkbox"/> Borrower 2
	\$	\$	<input type="checkbox"/> Borrower 1 <input type="checkbox"/> Borrower 2
Overdrafts Who with? Limit			
	\$	\$	<input type="checkbox"/> Borrower 1 <input type="checkbox"/> Borrower 2
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	

Your monthly expenses	\$ per month
Clothing & Groceries	\$
Landline phone, mobile phone, internet	\$
Health costs (optical, dental, health insurance)	\$
Insurances (home contents, building, car, life, income protection)	\$
Property (council rates, gas, water, electricity, maintenance)	\$
Transportation (petrol, vehicle servicing & rego, public transport)	\$
Education & services (private school fees, childcare, cleaning, gardening)	\$
Entertainment & recreation (Pay TV, gym membership, sporting fees)	\$

Has either borrower acted as a guarantor for any other loan?

Yes No If yes, details are

What are the details of the property being offered as security?

I have not found a property yet.

Property 1

Street no. & name

Suburb

State

Postcode

Name of person for Teachers Mutual Bank's valuer to contact to gain access to the above property

Contact phone

Property 2

Street no. & name

Suburb

State

Postcode

Name of person for Teachers Mutual Bank's valuer to contact to gain access to the above property

Contact phone

Who is your solicitor or conveyancer?

Solicitor Conveyancing agent Other (please specify)

Name

Street no. & name

Suburb

State

Postcode

Fax no

Business phone

Mobile phone

Would you like to apply for a Credit Card?

If you wish to apply for a Credit Card, please refer to the Credit Card Key Fact Sheet (on page 10) and complete this section. This card will operate on a Credit Card account and is in one name only. You can request an additional card in another person's name. A Letter of Offer will be sent to you separately to confirm your credit limit on final approval of this home loan application.

You will automatically receive a Credit Card with up to a \$5,000 limit on My First Home Loan.

The Credit Card account will be in the name of (please tick):

First borrower OR Second borrower Preferred credit limit \$ (minimum \$1,000 – maximum \$25,000)

Please issue an additional card (optional) in the name of:

Title (optional) Mr Mrs Ms Miss Other

First names

Surname

Signature of additional cardholder

Date of birth

Name of account to which additional cardholder is signatory

Member no.

Note: If the additional cardholder is NOT a signatory to another account at Teachers Mutual Bank it will be necessary for Teachers Mutual Bank to identify the additional cardholder.

Credit limit increase invitations consent

If you would like to receive credit limit increase invitations for your credit card account from us, please sign below (this is optional).

I consent to your sending me invitations to increase my credit limit, from time to time.

Signature

Date

I am aware that:

- ▶ it is up to me whether to apply for credit limit increases
- ▶ when I apply, it is your decision whether to approve my application for an increase in my credit limit
- ▶ I can withdraw this consent at any time by contacting you.

Declaration and privacy

Declaration

- ▶ I/We declare I am/we are over 18 years of age and the information stated in this home loan application is true, correct and complete.
- ▶ I/We understand that if there is more than one borrower, each borrower is liable to Teachers Mutual Bank separately for the balance of the loan as well as together.
- ▶ I/We understand if my/our application is approved Teachers Mutual Bank will add the applicable fees e.g. Establishment fee, Settlement attendance fee, government fees etc to the loan and I/We authorise Teachers Mutual Bank Limited to debit the fees to my/our loan account on settlement. These fees will be confirmed in the Offer and Loan contract.

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 of \$200 applies. Terms and conditions of this package as well as the features of the product can be found on our website www.tmbank.com.au. 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 Teachers Mutual Bank was used wholly or predominately for owner occupied housing or residential investment housing..

Privacy consent – lending

We have already provided you with our Privacy Statement-Banking advising you how we collect, use and disclose personal information about you. This Privacy Consent provides information on (and seeks your consent for) certain additional matters when you seek a credit facility from us.

What information do we collect and hold when you apply for credit?

We will collect:

- ▶ your name, date of birth and evidence of identity
- ▶ information about your financial position
- ▶ confirmation of your financial position and
- ▶ your current credit history.

How do we collect information about you?

We will collect information about:

- ▶ you and your financial position from you directly and
- ▶ your credit history in a report from a credit reporting body.

We also collect and hold personal information as required by law, more specifically to:

- ▶ enter your details in our register of members, as required by the *Corporations Act*
- ▶ verify your identity as required by the *Anti- Money Laundering and Counter Terrorism-Financing Act* and
- ▶ assess your capacity to repay a loan as required under the *National Consumer Credit Protection Act*

What do we do with the information in your credit report?

We use your credit report to assess your application for credit and to check if what you have told us about your financial history is correct.

We look at the following information:

- ▶ what are your current loans
- ▶ for what loans you have applied
- ▶ if available, your repayment history on any loans and your default history
- ▶ whether there are any Court judgments against you
- ▶ any payment defaults reported by service providers such as telecommunication and energy companies
- ▶ whether you are or have recently been a bankrupt
- ▶ whether you have committed any serious credit infringements.

Your credit report will usually only contain information from the past 5 years. It may contain information from up to the past 7 years if you have committed a serious credit infringement. We may ask you to explain why your credit report differs from your stated financial history.

What if you do not wish to provide us with information?

If you do not give us the personal information we require, we may not be able to provide you with the financial service, product or financial accommodation you have applied for.

Providing your information to credit reporting bodies

The credit reporting body to whom we disclose information is Veda Advantage (Veda). From 12 March 2014, we will pass on to Veda the information we have collected regarding your loan history with us, including whether you have met your payment obligations, when payments are due and when you have paid. We may also advise Veda if you commit a serious credit infringement.

Any information we pass to Veda may be included in credit reports and made available to other credit providers to assist them to assess your credit worthiness with regard to any applications for credit you may make. Veda's website is at www.veda.com.au. At Veda's website, you can, amongst other things, view their privacy policy and, should you wish, arrange to access your credit file. You can ask Veda not to use your information for pre-screening of direct marketing by a credit provider. You can also ask them not to use or disclose your information if you reasonably believe that you have been or are likely to be a victim of fraud.

Providing personal information about you to others

In providing our financial services and products to you, it may be necessary for us to disclose personal information about you to other organisations. We only disclose personal information about you to the extent necessary to provide you with our products and services and to the extent permitted or required by law. The types of organisations that we can disclose personal information about you to are:

- ▶ organisations that provide information to verify identity
- ▶ solicitors, conveyancers, accountants, brokers and agents
- ▶ contractors for statement printing and mail out, card and cheque production, market research or direct marketing
- ▶ contractors providing services to enable transactions
- ▶ affiliated product and service suppliers to provide information to you about their services and products
- ▶ credit reporting bodies and other credit providers that have previously lent to you
- ▶ your employer – when you apply for credit
- ▶ property valuers and insurers – for property loans
- ▶ lenders mortgage insurers
- ▶ mortgage documentation service
- ▶ trustee and manager of securitised loan programs
- ▶ any proposed guarantor of a loan
- ▶ debt collection agencies, lawyers, process servers
- ▶ external dispute resolution bodies, if you make a complaint and our auditors.

We will take reasonable steps to ensure that organisations are bound by adequate confidentiality and privacy obligations in order to protect personal information about you. We will also disclose personal information to law enforcement and government agencies as required by law or to assist with their enforcement activities.

Lenders Mortgage Insurance

If we require Lenders' Mortgage Insurance (LMI), we will disclose personal information about you and your credit information to our Lender's Mortgage Insurer which is:

Genworth Financial Mortgage Insurance Pty Limited
ABN 60 106 974 305
Level 26
101 Miller Street
NORTH SYDNEY NSW 2060
Phone: 1300 655 422

The Insurer will hold and use personal information about you for the purposes of assessing whether to provide Teachers Mutual Bank with LMI, including assessing the risk of you defaulting or (where applicable) your guarantor being unable to meet their liability. The Insurer may disclose personal information about you and your credit information to a credit reporting body in order to assist them in their assessments. If you do not provide us with sufficient personal and credit information, it will not be possible for us to process our request for LMI. You can access the privacy policy of the Insurer at its website genworth.com.au. The policy will provide you with information on how the Insurer uses and discloses personal information about you.

Our Privacy Policy and Credit Reporting Policy

Our general Privacy Policy and Credit Reporting Policy are available at tmbank.com.au. Amongst other things, the Credit Reporting Policy contains information about:

- ▶ how you can access your credit information and credit eligibility information held by us
- ▶ how you can seek correction of that credit information and credit eligibility information
- ▶ how you may complain if you think we may have breached your privacy
- ▶ how we will deal with your complaint

Providing your personal information to overseas recipients

Depending on our commercial arrangements, we may disclose personal information about you to business partners overseas. If we do so, we will ensure that your personal information is handled and kept secure in the same way as it is in Australia.

How to contact us

If you have any questions about privacy, please email us at privacy@tmbank.com.au, call 13 12 21 or go to tmbank.com.au

Consent, statements and notices

- I consent to you communicating any offer and loan contract to me electronically. I will keep my contact details, especially my email address, up to date and check it regularly for notifications from you. If I have chosen to receive the offer and loan contract electronically you will not forward a paper offer and loan contract to me, unless it is necessary for you to do so. I may change my preference for how the offer and loan contract is sent to me at any time.

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 <input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss <input type="checkbox"/> Other	<input type="text"/>	Date of birth	<input type="text"/>		
Given names	<input type="text"/>			Last name	<input type="text"/>

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 Teachers Mutual Bank in writing.

By signing below, you authorise us to collect, hold, use and disclose personal information as set out in this Privacy Consent. Please note that, as well as all the matters covered above in this consent, giving us your consent enables us to provide information concerning you, your financial position, transaction history and details of the credit you have applied for, to any prospective guarantor of your loan.

My signature and date

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

First borrower	Second borrower
Signature <input type="text"/>	Signature <input type="text"/>
Date <input type="text"/>	Date <input type="text"/>

Office use only	Member no	<input type="text"/>
	Operator no	<input type="text"/>
	Date actioned	<input type="text"/>
	Sig verified by	<input type="text"/>

Office use only	Credit Card A/C No	<input type="text"/>
	Mortgage no	<input type="text"/>
	Date actioned	<input type="text"/>
	Credit Card Limit	<input type="text"/>

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 account; and
 - ▶ deposit a minimum of \$2,000 per month to your Teachers Mutual Bank account (only one borrower is required to meet this condition).
- (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 account or from another specified Everyday 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 Teachers Mutual Bank Rewards Package by advising Teachers Mutual 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.

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.

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
Online banking	Standard conditions apply.
Everyday account	Access fee waived on one S1 Everyday Account.
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.
Credit Card	Standard conditions.
Term deposit	A bonus 0.05% interest is earned on Term Deposits.
Home and contents Insurance	Up to 10% discount off the premium.
Financial planning	Free initial consultation with approved independent planner.

An eligible Home Loan means the Solutions Plus Home Loan, or any other home loan that Teachers Mutual 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: 1st October 2012



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-free period	Up to 55 days on purchases
Interest on cash advances	11.50% p.a.
Promotional interest rate	7.90% 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 **www.tmbank.com.au/fees**

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 **www.tmbank.com.au/creditcardfactsheet**