

Home loan application

Please ensure you speak to your solicitor before you exchange any contracts. Complete all questions and sign where relevant.

If you have any difficulties completing this application or would like to apply over the phone, call 13 12 21 8am to 7pm, weekdays or 9am to 3pm, Saturday. Allow 20 to 30 minutes for the call and have available driver's licence details for all borrowers, details of fortnightly/monthly financial commitments for all borrowers and contact details of nearest relative or friend.

A non refundable application fee is payable. Refer to the Fees and charges brochure for details on fees and charges.

Documentation to be supplied prior to your loan being approved

The following information (where appropriate) must be supplied when lodging your home loan application.

- **Permanent employees:** Your two most recent consecutive payslips, or last six months' account statements from your financial institution showing continuity of salary.
- **Casual employees:** A letter from your employer(s) on company letterhead (not more than one month old) plus two most recent consecutive payslips confirming the length of your employment(s) and current salary(ies).
- **Self employed:** Your last two years' personal and business tax returns, a current balance sheet and profit and loss statement. Also, the latest year's tax assessment notice.
- **Rental income:** A current rental statement from the real estate agent managing the property or current rental appraisal, not more than one month old.
- **Investment income, pension or government benefit:** Your last six months' statements showing continuity of income.
- **Refinance or debt consolidation:** Your last six months' statements for each home loan being refinanced. The latest statement for each personal loan or credit card debt being refinanced.
- **Your deposit:** Evidence of your savings (i.e. last 3 months' statements). If you're using a gift to assist your purchase, a letter from the donor must be supplied.

Purpose of loan

Do you regard this loan as predominantly/wholly for **(please tick one)**:

Personal, domestic or household purposes OR Business, commercial or investment purposes

Is this loan for: Home purchase Refinance existing loan Other (please specify)

Is this loan for an: Owner occupied property Investment property

Type of loan

For loan information including features, borrowing criteria and applicable fees, please refer to the Home loan brochure and the Fees and charges brochure.

Variable interest rate

- My First Home Loan
 Teachers Flexi Choice
 Teachers Advantage
 Teachers Interest Only

Fixed interest rate

- Teachers Fixed Option
 Teachers Interest Only

Indicate fixed period

- 1 year 2 years 3 years
 1 year 2 years 3 years

Fixed rate lock fee

- Yes. Please contact me about considering a rate lock option

Smart Home Loan (select this loan only if applying for the Rewards Package - refer to page 1a - 4a. Eligibility criteria applies.)

Solutions Plus Home Loan (select this loan only if applying for the Rewards Package - refer to page 1a - 4a. Eligibility criteria applies.)

Split between variable interest rate and fixed interest rate

Choose one variable loan as shown below and one fixed loan.

My First Home Loan can only be split with a Teachers Fixed Option for 3 year fixed term only.

Solutions Plus Home Loan can only be split with Teachers Fixed Option and Teachers Interest Only.

Variable loan

- Teachers Flexi Choice
 Teachers Interest Only
 My First Home Loan
 Smart Home Loan
 Solutions Plus Home Loan

Fixed loan

- Teachers Fixed Option
 Teachers Interest Only

Indicate fixed period

- 1 year 2 years 3 years
 1 year 2 years 3 years
 3 years only
 1 year 2 years 3 years

Variable loan amount

\$

Fixed loan amount

\$

Total loan

\$

Amount and repayment of loan

Purchase

My/our deposit \$

Gift(s) to me/us \$

Source of gift(s)

Amount of loan \$

Purchase price \$

Other (ie car, home improvements etc) Amount of loan

Purpose \$

What is the preferred loan term? (between 5 to 30 years)

What is your preferred repayment?* weekly fortnightly monthly What is your preferred repayment amount? \$

*Repayment for Teachers Interest Only products must be made monthly.

Refinance

I/We declare that our previous loan now being refinanced by Teachers Credit Union was used wholly or predominately for owner/occupied housing. The named borrowers under the previous advance were

Name of financial institution

Payout figure including any break costs \$

First borrower

Title Given names

Surname Member no

Residential address

State Postcode

Postal address

State Postcode

Length of residence Own Paying off Renting Boarding
Years Months (please tick one)

Email

Home phone Mobile phone

Previous residential address (if less than 2yrs)

State Postcode

Length of residence Own Paying off Renting Boarding
Years Months (please tick one)

Date of birth Marital status

Driver's licence no Expiry date

Joint borrower

Title Given names

Surname Member no

Residential address

State Postcode

Postal address

State Postcode

Length of residence Own Paying off Renting Boarding
Years Months (please tick one)

Email

Home phone Mobile phone

Previous residential address (if less than 2yrs)

State Postcode

Length of residence Own Paying off Renting Boarding
Years Months (please tick one)

Date of birth Marital status

Driver's licence no Expiry date

Number of dependant children (both borrowers) Ages years years years years years years

Nearest relative not living with you (preferably in Australia - overseas acceptable)

Title Given names Surname Home phone Relationship

Address State Postcode

Employment details - first borrower | Employment details - joint borrower

Current employer

Employment address

State Postcode

Occupation Perm Temp Casual
(please tick one)

Length of service Business phone

 Years Months

Previous employer (if less than 2yrs)

Previous employment address

State Postcode

Occupation Perm Temp Casual
(please tick one)

Length of service Business phone

 Years Months

Current employer

Employment address

State Postcode

Occupation Perm Temp Casual
(please tick one)

Length of service Business phone

 Years Months

Previous employer (if less than 2yrs)

Previous employment address

State Postcode

Occupation Perm Temp Casual
(please tick one)

Length of service Business phone

 Years Months

Are you currently studying or have you completed tertiary studies in the last 2 years? Yes No

Course name Year of completion

Income - first borrower | Income - joint borrower

Fortnightly salary or wages	Gross pay
<input type="text"/>	\$ <input type="text"/>
Other income	
<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	\$ <input type="text"/>
Total income	\$ <input type="text"/>

Fortnightly salary or wages	Gross pay
<input type="text"/>	\$ <input type="text"/>
Other income	
<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	\$ <input type="text"/>
Total income	\$ <input type="text"/>

Evidence of income needs to be attached to this completed application form (see page 1 for details)

Does the first or joint borrower have any interest in a partnership, property, company or trust? Yes No

If yes, details are:

Will the property being purchased be owner-occupied? Yes No

If no, details are:

Will this be the first house, unit, villa or townhouse that is being purchased by the first or joint borrower? Yes No

If no, details are:

Have you ever been declared bankrupt or had any legal proceeding against you? Yes No

If yes, details are:

Financial position

The following is a combined statement of assets and commitments of the first borrower and joint borrower (if applicable)

What you own: (total of both borrowers)

Motor vehicle(s) Make Model Year	Estimated value
	\$
	\$
Property (address)	\$
	\$
Furniture/Contents	\$
Shares	\$
Savings/Investments Who with	Balance
	\$
	\$
	\$
	\$
	\$
All other assets Details	Estimated Value
	\$
	\$
Total assets	\$

What you owe: (total of both borrowers)

Existing mortgage(s) Who with	Fortnightly repayment	Balance owing
	\$	\$
	\$	\$
Personal loan(s) Who with		
	\$	\$
	\$	\$
Credit Card(s)/Store Card(s) or Account(s) Who with	Credit limit	
		\$
		\$
		\$
Overdraft(s) Who with	Limit	
		\$
		\$
Rent/Board		\$
Superannuation		\$
Child support		\$
All other commitments Details (including general living expenses)		
	\$	\$
	\$	\$
Have either borrower acted as a guarantor for any other loan? If yes, details are	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Total commitments	\$	\$

Important additional authority

Approval of home loans is granted subject to satisfactory valuation and title searches being obtained. To expedite your application, they can be ordered immediately once your application is assessed. Please complete:

I/We understand if my/our application is approved Teachers Credit Union add the applicable fees eg valuation, title searches, government charges etc to the loan. These fees will be confirmed in the Offer and Loan Contract.

and

I/we also understand that in the event of my application being cancelled or declined, I/we are responsible for any fees incurred up to the date of cancellation or decline and I/we authorise these costs to be debited from my/our (eg S1,S2) Account.

Property information

The following information is for the property you are offering as security. The property could be property you are purchasing or property you already own. The loan cannot be funded until the details of the property (security) is accepted. Complete as much information as is known.

Address of property to be offered as security State Postcode

Nearest cross street Name of present owner(s)

Name of person for Teachers Credit Union's valuer to contact to gain access to the above property Their phone numbers: Business hours

Is the property? Residential Rural - size of rural property After hours

Title Information
Volume no / Folio no Lot no / DP or SP no
 OR

Are there any mortgages on this property? Yes No Unknown

If yes, details are:
Name and address of institution that holds mortgage

Conveyancing information

Who will be conducting the conveyancing on the property being purchased? Please provide a copy of the front page of your Contract for Sale before we issue the loan contract.

Solicitor Conveyancing agent Other (please specify)

Their details are as follows:

Name Reference

Postal address State Postcode

Fax no Business phone Mobile phone

Full name(s) of purchaser(s) (Please ensure name(s) stated is exactly the same on both contract of sale and loan contract)

Title Given names Surname

AND

Title Given names Surname

Lenders Mortgage Insurance

This insurance is required if the amount you borrow exceeds 80% of the property valuation or purchase price (it may also be required for some loans below 80% in certain areas). The insurance allows Teachers Credit Union to lend you up to a maximum of 95% of the valuation or purchase price (whichever is the lesser) for this loan. If the insurance is necessary a Loans Consultant will contact you. It is arranged through Teachers Credit Union and the premium can be paid separately, or in some instances, added to the loan amount. Evidence of your deposit must be provided to qualify for this insurance. If a gift, a Statutory Declaration or letter detailing the source of the gift must be provided.

Mortgage Repayment Insurance

This is optional insurance cover you can take out to protect your loan or repayments in the event of sickness and accident (disability), unemployment and death. To make it easy, the premium will be added to your loan repayment.

Would you like the protection of Loan Repayment Insurance*? Yes No
If this is a joint loan, do you require single or joint insurance cover? Single Joint

Combination of cover offered (tick one box below)	Maximum policy benefit
<input type="checkbox"/> Disability and Unemployment	Up to 24 monthly loan repayments for Disability. For Unemployment cover the amount payable is limited to a maximum of 120 days benefit for each period of unemployment and up to \$3,000 per month or \$10,000 per policy.
<input type="checkbox"/> Disability only	Up to 24 monthly loan repayments for Disability.
<input type="checkbox"/> Death, Disability and Unemployment	Up to \$500,000 for Death. Up to 24 monthly loan repayments for Disability. For Unemployment cover the amount payable is limited to a maximum of 120 days benefit for each period of unemployment and up to \$3,000 per month or \$10,000 per policy.
<input type="checkbox"/> Death and Disability	Up to \$500,000 for Death. Up to 24 monthly loan repayments for Disability.
<input type="checkbox"/> Death	Up to \$500,000 for Death.

*Disability and unemployment cover are provided by Allianz Australia Insurance Limited AFS Licence No. 234708 ABN 15 000 122 850 (Allianz), Death Cover is provided by Allianz Australia Life Insurance Limited AFS Licence No. 296559 ABN 27 076 033 782 (Allianz Life). Allianz acts as Allianz Life's agent in offering Death Cover. Teachers Credit Union Limited, acts as an agent for Allianz not as your agent. We receive commission on these insurance products as a percentage of the premium paid for each policy ranging from 5-20%.

A Product Disclosure Statement (PDS) for insurance products can be requested on teacherscreditunion.com.au or by calling 13 12 21 8am to 7pm, weekdays or 9am to 3pm, Saturday or from our offices. Any advice provided here does not take into consideration your objectives, financial situation or needs, which you should consider before acting on our recommendations. You should read and consider the PDS before deciding whether to acquire any insurance product mentioned here.

Privacy Protection of Information

In accordance with the Privacy Act 1988, I (being each applicant who signs overleaf) understand that the information in this application is collected by Teachers Credit Union Limited, (the Credit Union) to assess my loan application. Without this information, the Credit Union may not be able to consider or approve my application. I may request access to my information from the Credit Union by calling 13 12 21 and if any of my information is inaccurate, I may request that it may be corrected. Certain information must also be collected to comply with anti-money laundering laws, such as the Anti-Money Laundering and Counter-Terrorism Financing Act 2006.

By signing this application form, I agree:

- (a) to the authorisations and consents set out below; and
 - (b) that the Credit Union may use my personal information for the purposes stated in the Credit Union's Privacy Policy document and acknowledge that I have been given and have read a copy of that document.
1. I authorise the Credit Union to give information about me (including name, sex, address (and previous address), date of birth, name of employer, driver's licence number, the fact that I have applied for credit and the amount of credit) to a credit reporting agency to obtain a consumer credit report and/or a commercial credit report about me.
 2. I agree that the Credit Union may exchange information with those credit providers (including persons involved in securitisation arrangements) named in this application or others named in any credit report. I understand that the information exchanged may include any information about me including any information about my credit worthiness, credit standing, credit history or credit capacity that credit providers are allowed to exchange under the Privacy Act. Securitisation arrangements may include purchasing, funding, managing or processing credit.
 3. I authorise the Credit Union to give to any Guarantor(s) nominated by me in relation to my loan application:
 - (a) a copy of the loan application and my credit history for the last 12 months;
 - (b) a copy of the credit contract;
 - (c) any variations to the credit contract; and
 - (d) any personal information about me including my loan balance from time to time and information contained in a credit report or credit related information.
 4. I authorise a mortgage insurer to obtain my credit reports containing personal or commercial information about me from a credit reporting agency and for the Lender to disclose a report or information to a mortgage insurer:
 - (a) To assess whether to insure;
 - (b) To assess the risk of insuring the lender and the risk of default by me of the mortgage credit given to me; and
 - (c) For any other purpose in connection with the contract of mortgage insurance between the Credit Union and the mortgage insurer.

In connection with my application for mortgage finance insurance, I acknowledge that the Lender may provide personal information about me to

mortgage insurance companies. Should I wish to obtain details of the identity of these organisations and how to contact them, the Lender will provide me with such details.

I acknowledge that my personal information is collected by these organisations for the purposes set out above, as well as any variation or claim under the insurance policy and other risk, internal management and compliance purposes. In this respect, these organisations may disclose my personal information to their related companies, service providers and advisers, credit reporting agencies, reinsurers and government and regulatory bodies.

If my personal information is not provided to these organisations, I acknowledge that the Lender may not be in a position to provide the mortgage finance requested.

5. I agree that the Credit Union may seek from and use or give to any financial consultant, accountant, lawyer, or other advisor acting in connection with any financing provided or proposed to be provided to me any consumer or commercial credit information.
6. I authorise the Credit Union to disclose personal information about me:
 - (a) to any associate or contractor of the Credit Union involved in the delivery of the Credit Union's services to me (including, for example, stationery printing houses, mail houses, information technology service providers);
 - (b) people considering acquiring or taking an interest in the Credit Union's business or assets; or
 - (c) as required by law.
7. I authorise the Credit Union to seek and use a credit report about me provided by a credit reporting agency to collect overdue payments from me.
8. I understand that the Credit Union may contact me from time to time by mail or telephone about products and services that may interest me. If I do not wish to receive this information, I can contact the Credit Union to notify them if I do not wish to receive this material at any time.
9. I have or will obtain the consent of any third party whose name I have provided in this application and I have or will notify the third party:
 - (a) Of the Credit Union's name and address;
 - (b) That the Credit Union may use that information to contact him or her in the event that the Credit Union is unable to locate or make contact with me;
 - (c) Of the types of organisations that may handle that information on behalf of the Credit Union; and
 - (d) That he or she may gain access to their personal information from the Credit Union.
10. The information I have provided is true and correct, to the best of my knowledge. I have never committed an act of Bankruptcy or had any judgements of legal proceedings taken against me, with respect to any debts, with the exception of any particulars noted in the application overleaf.

Teachers Credit Card application (optional)

Please complete this section if you wish to apply for a Teachers Credit Card. This card will operate on a S9 Teachers 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 pre-approved Teachers Credit Card with up to a \$5,000 limit on My First Home Loan.

The S9 Teachers Credit Card account will be in the name of (please tick):

First borrower

OR

Joint borrower

Preferred credit limit \$

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

Title Given names Surname

Date of birth Signature of additional cardholder

Please note, if the additional cardholder is NOT a signatory to another account at Teachers Credit Union it will be necessary for a Document Certification Statement to be completed which is available on teacherscreditunion.com.au to verify their identity. Otherwise, please provide details here:

Name of account to which additional cardholder is signatory Member no

OFFICE USE ONLY	Credit Card A/C no	Mortgage Loan No	Credit Card limit	Date
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Member(s) declaration

- I/We declare that I am/we are over 18 years of age and the information stated in this home loan application is true and correct in every particular.
- I/We authorise Teachers Credit Union Limited, to make any relevant enquiries into the references mentioned, my/our employer or any other credit provider at any time during the conveyancing of this loan.
- I/We understand that if there is more than one borrower, each borrower is liable to us separately for the balance of the loan as well as together.
- I/We authorise Teachers Credit Union Limited, to discuss the details of my/our loan application with any proposed Guarantor.
- I/We authorise Teachers Credit Union Limited, to debit the loan application fee from my/our loan account on approval or from my/our savings account if I/we withdraw the application or let it lapse.
- I/We understand that to be eligible for the Smart Home Loan or Solutions Plus Home Loan, I/we also need to be eligible for the Rewards Package. Please complete the Rewards Package application on page 1a.

Important notice to applicants:

If any of the information in your application is false and Teachers Credit Union relies on this to decide to offer you credit you may be in breach of the Consumer Credit Code and liable to a penalty of up to \$5,000.00

Refer to our Fees and charges brochure for details on fees and charges.

By signing below I/we acknowledge I/we have read and responded correctly to all details and information disclosed in this application.

First borrower Member no

SIGN IN BLACK PEN ONLY

Date

SIGN IN BLACK PEN ONLY

Date

OFFICE USE ONLY	Op Number
Name	Sig Sc / /

OFFICE USE ONLY	Op Number
Name	Sig Sc / /

Pin your documentation to be supplied here.

Insurance

You can arrange to cover your home, contents or investment property through Teachers Credit Union Insurance.

Our range includes:

- Home and Contents
- Personal effects
- Landlords
- Domestic Workers Compensation (excluding NSW)

Please contact us on **13 12 21** 8.30am to 6.00pm, weekdays or 9am to 3pm, Saturday for a quote.

Insurance products are provided by Allianz Australia Insurance Limited AFS Licence No. 234708 ABN 15 000 122 850 (Allianz).

Disability and unemployment cover are provided by Allianz Australia Insurance Limited AFS Licence No. 234708 ABN 15 000 122 850 (Allianz), Death Cover is provided by Allianz Australia Life Insurance Limited AFS Licence No. 296559 ABN 27 076 033 782 (Allianz Life). Allianz acts as Allianz Life's agent in offering Death Cover.

Teachers Credit Union Limited acts as an agent for the provider of this insurance. We receive commission on these insurance products as a percentage of the premium paid for each policy ranging from 5-20%.

A Product Disclosure Statement (PDS) for insurance products can be requested on teacherscreditunion.com.au or by calling 13 12 21 8am to 7pm, weekdays or 9am to 3pm, Saturday or from our offices. Any advice provided here does not take into consideration your objectives, financial situation or needs, which you should consider before acting on our recommendations. You should read and consider the PDS before deciding whether to acquire any insurance product mentioned here.

Your 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 specific conditions for you to fulfill. We will also order the valuation and title searches at this stage. Please ensure that you complete the **Important additional authority** section on page 4 so we can order these immediately.

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 as well as the loan contract. 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.

Checklist

- | | | |
|--|------------------------------|-----------------------------|
| Have ALL relevant questions been answered? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Have all borrowers completed the Income section on page 3 to support this loan? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Has the member(s) declaration on page 7 been signed and dated by all borrowers? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Has the evidence of total income been attached to this page as detailed in the Documentation to be supplied section on page 1? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Have all borrowers completed the Rewards Package application if applying for the Smart Home Loan or Solutions Plus Home Loan | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Once you have answered YES to all the above please forward this application:

By Mail: Teachers Credit Union Limited, Reply Paid 7501, Silverwater NSW 2128

By Fax: (02) 8887 7601

In Person: 9am to 5pm, weekdays, 28-38 Powell Street, Homebush, 5 Beames Avenue, Rooty Hill, 2/27 Donald Street, Hamilton or Unit 2, 19-27 Trenerry Street, Weston ACT or 118 Royal Street East Perth WA 6004

For further information telephone **13 12 21** 8am to 7pm, weekdays or 9am to 3pm, Saturday.

Rewards Package application (page 1a of 4a)

Complete this application if you have chosen to apply for a Smart Home Loan or Solutions Plus Home Loan. You must have an S1 Everyday Account.

The Rewards Package will operate on the S1 Everyday Account on member no

Title Given names Surname

Registration for internet banking

All borrowers are required to have access to internet banking and a security token. To improve our internet banking security we will provide you with an additional layer of protection from fraud with one time password security. A one time password is a 6-digit number generated by a security token. The daily external transfer limits on your S1 Account, S2 Bill Paying Account, loan accounts (excluding fixed loans) and Teachers Credit Card accounts is \$5,000 per day. Your daily external transfer limit does not include transfers to other Teachers Credit Union accounts. You can request to increase or decrease this limit below. If you request a higher daily limit, your liability for unauthorised transactions may increase.

First borrower

Please tick one.

- I am a registered user of internet banking and have a security token.
- I am a registered user of internet banking but require a security token.
- Please register me for internet banking and a security token.

Name

Member no

Transfer limit

Account type	Limit	Permanent
<input type="text"/>	\$ <input type="text"/>	<input type="checkbox"/>

Your needs and financial circumstances have not been taken into account. Conditions of use - accounts and access document and Fees and charges brochure are available online or from any of our offices. You should read both of these documents before deciding to purchase accounts and access facilities issued by Teachers Credit Union.

Online statements

Your statements are available online. Each month, we will email you when your statement is available to view. You can then download and save your statements for future reference.

- I elect to receive my statements via internet banking. I understand that paper statements will not be forwarded to me and I can choose to commence receiving paper statements at any time by contacting Teachers Credit Union.

Email address

Joint borrower

Please tick one.

- I am a registered user of internet banking and have a security token.
- I am a registered user of internet banking but require a security token.
- Please register me for internet banking and a security token.

Name

Member no

Transfer limit

Account type	Limit	Permanent
<input type="text"/>	\$ <input type="text"/>	<input type="checkbox"/>

Your needs and financial circumstances have not been taken into account. Conditions of use - accounts and access document and Fees and charges brochure are available online or from any of our offices. You should read both of these documents before deciding to purchase accounts and access facilities issued by Teachers Credit Union.

Online statements

Your statements are available online. Each month, we will email you when your statement is available to view. You can then download and save your statements for future reference.

- I elect to receive my statements via internet banking. I understand that paper statements will not be forwarded to me and I can choose to commence receiving paper statements at any time by contacting Teachers Credit Union.

Email address

Visa debit card application

You may choose to receive a Visa debit card on your S1 Everyday Account if you do not already have one. This card will operate on the S1 Everyday Account nominated above. You can request an additional card in another person's name where the nominated account is jointly held.

- I/We hold a Visa debit card on the above nominated account.
- I request a Visa debit card to be issued in the name of the nominated account holder noted above.

Where the nominated S1 Everyday Account is jointly held please issue an additional card in the name of:

Title Given names Surname

Member no	Signature of cardholder	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

OFFICE USE ONLY	Signature verified by	Op number	Date
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Rewards Package declaration

I/We hereby authorise you to debit my/our Rewards Package annual fee from my S1 Everyday Account nominated above each year unless I withdraw this authority in writing. I will ensure I have the necessary funds in the account. I understand benefits will cease when fees are unpaid.

I/We have received, read and understood the Rewards Package terms and conditions at the back of this application. I acknowledge that I will receive separate terms and conditions or a Product Disclosure Statement for the services featured in the Rewards Package.

SIGN IN BLACK PEN ONLY	First account holder	Date	SIGN IN BLACK PEN ONLY	Joint account holder	Date
	<input type="text"/>	<input type="text"/>		<input type="text"/>	<input type="text"/>

OFFICE USE ONLY	Op Number	Name	Sig Sc	/	/	OFFICE USE ONLY	Op Number	Name	Sig Sc	/	/
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Term deposit application (optional)

First borrower

Title Given names

Surname Member no

Residential address

State Postcode

Joint borrower

Title Given names

Surname Member no

Residential address

State Postcode

I/We wish to open the following term deposit on Member no

I39 Rewards Package Term Deposit (conditions apply) for months

I/We enclose a cheque for \$

AND/OR

Transfer \$ from my/our \$ savings account under Member no

Total investment \$

1. Instructions for principal AT MATURITY

(tick one) Reinvest principal for same term at the applicable rate of interest Transfer principal to my Account
 Transfer principal to another financial institution (complete section 4)

2. Instructions for interest AT MATURITY

(tick one) Add interest to principal and reinvest on maturity Transfer interest to my Account
 Transfer interest to another financial institution (complete section 4)

3. Instructions for interest payments DURING THE TERM OF THE DEPOSIT

Please complete a and b

a. Interest paid (tick one) Monthly 12 monthly*

*If you are investing for 12 months or more, interest will be paid at each 12 month period as well as at maturity and can be added to the principal (compounded).
 Tick box if you would like your interest compounded. Compound interest at each 12 month period (not available for monthly interest payments).

b. Interest transferred to Transfer interest to my Account
 (tick one) Transfer interest to another financial institution (complete section 4)

4. Other financial institution details

BSB Account no

Account name Institution's name

If you cancel or do not renew your Rewards Package by paying the annual fee each year you will no longer be eligible for the Rewards benefits. As a result the term deposit will be transferred to a comparable term deposit for the remaining term, providing the remaining term is 3 months or more or if the remaining term is less than 3 months, your term deposit balance will automatically be transferred to your S1 Account. Reduced interest is paid on term deposits if you withdraw your funds before the end of the proposed term. Refer to our Fees and charges brochure for details on fees and charges.

Signature first account holder Date

Signature joint account holder Date

Office use only:

Sig checked

Op no

Dep no

Teachers Credit Union Rewards Package terms and conditions

These terms apply to Rewards Packages applied for and approved from 1st March 2010. For Reward Packages applied for and approved prior to this date, the previous terms will continue to apply.

If you apply to have the Rewards Package and your application is approved:

- ▶ the Rewards Package terms below apply; and
- ▶ in addition, the usual terms and conditions of:
 - your eligible home loan products; and
 - any other eligible products that may be included in the Rewards Package from time to time; continue to apply to those products.

Rewards Package terms

1. Eligibility

1.1 **All:** To be eligible for the Rewards Package you must satisfy all of the following requirements:

- (a) you must have properly completed and signed an application form for the Rewards Package
- (b) you must at all times:
 - ▶ be a registered user of the Teachers Credit Union's internet banking with security token access; and
 - ▶ have a current S1 Everyday Account; and
 - ▶ deposit a minimum of \$2,000 per month to your Teachers Credit Union account
- (c) 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 Smart Home Loan; or
 - ▶ \$250,000 including a minimum \$25,000 Solutions Plus Home Loan;
- (d) you must pay on time all Rewards Package fees in accordance with these Rewards Package terms.

1.2 **More than one borrower:** Where your eligible home loan is in joint names:

- ▶ all borrowers must sign the Rewards Package application; and
- ▶ all borrowers must be registered users of the Teachers Credit Union's internet banking; but
- ▶ only one borrower is required to deposit a minimum of \$2,000 per month to a Teachers Credit Union account.

1.3 **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 Rewards Package terms (the Current Rewards Package table).

3. Rewards Package 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 these fees when due from the S1 Everyday Account you nominated in your Rewards Package application, or, if there are insufficient funds in that account, from 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 (current modifications are shown in the Current Rewards Package 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 Credit Union Rewards Package by advising Teachers Credit Union in writing at least fourteen days before you intend the cancellation to take effect

4.3 **Upon cancellation:** Upon cancellation, the Rewards Package will cease to apply and:

- ▶ your eligible home loan will be converted to a Teachers Credit Union Flexi Choice Home Loan and the discounted interest rate will cease to apply and the Teachers Credit Union Flexi Choice Home Loan standard variable interest rate will apply;
- ▶ normal fees and charges will instead apply to each of the products and services in the Rewards Package; 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 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.

The current Rewards Package

Products and services	Conditions
Internet banking	Standard conditions plus security token access.
Everyday Account	Access fee waived on one S1 Everyday Account.
Eligible home loan	Discounted interest rate (i.e. lower than the Teachers Credit Union's Flexi Choice Home Loan standard variable interest rate).
Personal loan	No application fee.
Teachers 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 Smart Home Loan or Solutions Plus Home Loan, or any other home loan that Teachers Credit Union 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 automatically convert to a Teachers Flexi Choice Home Loan. That loan may only be converted back to an eligible home loan product if an eligible home loan product is then offered under the Rewards Package and you meet the eligibility and product criteria for the eligible home loan.

Home loan comparison rate schedule

Date of issue 1st June 2010

Variable home loan comparison rate schedule

		My First Home Loan	Teachers Flexi Choice	Teachers Advantage	Teachers Interest Only	Smart Home Loan	Solutions Plus Home Loan
Annual percentage rate		7.04%	7.24%	6.40%	7.24%	6.69%	6.64%
Amount	Term	Comparison rate (pa)					
\$25,000	5 years		8.43%	8.11%	7.92%	7.96%	7.91%
\$30,000	5 years		8.24%	7.92%	7.80%	7.75%	7.70%
\$50,000	7 years		7.68%	7.44%	7.53%	7.16%	7.11%
\$70,000	25 years		7.35%	7.26%	7.35%	6.81%	6.76%
\$100,000	25 years	7.04%	7.32%	7.23%	7.31%	6.77%	6.72%
\$130,000	25 years	7.04%	7.30%	7.21%	7.30%	6.75%	6.70%
\$150,000	25 years	7.04%	7.29%	7.20%	7.29%	6.75%	6.70%
\$200,000	25 years	7.04%	7.28%	7.19%	7.28%	6.73%	6.68%
\$225,000	25 years	7.04%	7.28%	7.19%	7.27%	6.73%	6.68%
\$250,000	25 years	7.04%	7.27%	7.18%	7.27%	6.72%	6.67%
\$275,000	30 years	7.04%	7.27%	7.19%	7.26%	6.72%	6.67%
\$300,000	30 years	7.04%	7.26%	7.18%	7.26%	6.71%	6.66%

Fixed home loan comparison rate schedule

		Teachers Interest Only			Teachers Fixed Option		
		1 year	2 years	3 years	1 year	2 years	3 years
Annual percentage rate		6.89%	7.44%	7.74%	6.79%	7.34%	7.64%
Amount	Term	Comparison rate (pa)					
\$25,000	5 years	8.14%	8.26%	8.44%			
\$30,000	5 years	7.97%	8.11%	8.30%	8.06%	8.30%	8.58%
\$50,000	7 years	7.54%	7.70%	7.90%	7.55%	7.73%	7.96%
\$70,000	25 years	7.32%	7.39%	7.50%	7.31%	7.38%	7.47%
\$100,000	25 years	7.28%	7.36%	7.46%	7.27%	7.34%	7.44%
\$130,000	25 years	7.26%	7.34%	7.45%	7.25%	7.32%	7.42%
\$150,000	25 years	7.26%	7.33%	7.44%	7.25%	7.31%	7.41%
\$200,000	25 years	7.24%	7.32%	7.43%	7.23%	7.30%	7.40%
\$225,000	25 years	7.24%	7.32%	7.42%	7.23%	7.30%	7.39%
\$250,000	25 years	7.23%	7.31%	7.42%	7.22%	7.29%	7.39%
\$275,000	30 years	7.23%	7.30%	7.40%	7.22%	7.28%	7.37%
\$300,000	30 years	7.23%	7.30%	7.40%	7.22%	7.28%	7.37%

WARNING: The comparison rates shown apply only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers are not included in the comparison rate but may influence the cost of the loan. The comparison rates are only accurate for the specific amount of credit and the specified term.