

Product	Mortgage Smart Home Loan (Interest Only)
Issuer	Central West Credit Union Limited ABN 67 067 649 885, AFSL 245415, Australian Credit Licence 245415
Date of TMD	5 October 2022
Target Market	<p>Description of target market</p> <p>Retail clients who:</p> <ul style="list-style-type: none"> • need an interest only period so as to complete the construction of a home before commencing principal and interest repayments • need an interest only loan to enable the purchase of another home whilst selling an existing home • are aged 18 years or more and meet the credit assessment criteria for the product • are willing and able to offer a first registered mortgage over real property (or other acceptable security) as security for the loan <p>Description of product, including key attributes</p> <p>This is a variable rate housing loan secured over real property. The key attributes are :</p> <ul style="list-style-type: none"> • minimum loan amount of \$10,000 • interest only periods of up to two years during the construction of their house or whilst selling an existing loan and then principal and interest reducing for a total loan term of up to 30 years • repayments can only be made monthly • the ability to make additional repayments • unable to redraw advance repayments • progressive drawdowns • must provide a registered first mortgage over real property or other acceptable security • establishment fee (which includes CWCU establishment fee, Solicitor fee and valuation fee), mortgage registration fee, progress payment valuation fees and Discharge fees (which includes Solicitors and registration of discharge fee) are payable. <p>Classes of consumers for whom the product is clearly unsuitable</p> <p>This product is not available for retail clients who:</p> <ul style="list-style-type: none"> • wish to split their loan with a fix rate loan • require a mortgage offset account during the interest only period of the loan

Distribution Conditions	<p><i>Distribution conditions</i></p> <p>This product is distributed by the issuer through the following channels:</p> <ul style="list-style-type: none"> • branches • mobile lender • online <p>Distribution conditions for this product include:</p> <ul style="list-style-type: none"> • ensuring that clients meet the eligibility conditions for the product • ensuring that distribution through branches, mobile lenders and call centres is by appropriately authorised and trained staff <p>There are no other distributors for this product.</p>									
Review Triggers	<p>The review triggers that would reasonably suggest that the TMD is no longer appropriate include:</p> <ul style="list-style-type: none"> • A significant dealing of the product to consumers outside the target market occurs • A significant number of complaints is received from customers in relation to their purchase or use of the product that reasonably suggests that the TMD is no longer appropriate • A material change to the product or the terms and conditions of the product occurs which would cause the TMD to no longer be appropriate • A material change to the Regulatory environment, high number of consumers switching to other products. 									
Review Periods	<p><i>First review date:</i> 5 October 2022</p> <p><i>Periodic reviews:</i> every 2 years after the initial and each subsequent review</p>									
Distribution Information Reporting Requirements	<p>The following information must be provided to Central West Credit Union by distributors who engage in retail product distribution conduct in relation to this product:</p> <table border="1" data-bbox="440 1594 1382 1989"> <thead> <tr> <th data-bbox="440 1594 754 1646">Type of information</th> <th data-bbox="754 1594 1083 1646">Description</th> <th data-bbox="1083 1594 1382 1646">Reporting period</th> </tr> </thead> <tbody> <tr> <td data-bbox="440 1646 754 1883">Significant dealing(s)</td> <td data-bbox="754 1646 1083 1883">Date or date range of the significant dealing(s) and description of the significant dealing (eg, why it is not consistent with the TMD)</td> <td data-bbox="1083 1646 1382 1883">As soon as practicable, and in any case within 10 business days after becoming aware</td> </tr> <tr> <td data-bbox="440 1883 754 1989">Complaints</td> <td data-bbox="754 1883 1083 1989">Number of complaints</td> <td data-bbox="1083 1883 1382 1989">Every 3 months</td> </tr> </tbody> </table>	Type of information	Description	Reporting period	Significant dealing(s)	Date or date range of the significant dealing(s) and description of the significant dealing (eg, why it is not consistent with the TMD)	As soon as practicable, and in any case within 10 business days after becoming aware	Complaints	Number of complaints	Every 3 months
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