

## Standard Home Loan

#	Criteria	Responses for this Product	
A	Entity responsible for preparing this TMD	Greater Bank, part of Newcastle Greater Mutual Group Ltd. ACN 087 651 992 AFSL/Australian credit licence 238273.	
B	Date this TMD is made	5 October 2023	
C	Greater Bank product name	Standard Home Loan	
D	Product features <sup>1</sup>	Key features	Variant/Optional features
		<ul style="list-style-type: none"> <li>• Loan of up to 30 years in duration.</li> <li>• Loan secured against residential property.</li> <li>• Typically for the purpose of purchasing (or re-financing) residential property located in NSW, ACT and QLD.</li> <li>• Can be used for land and construction up to 95% of the combined value of the residential property and land.</li> <li>• Purpose of loan may include (on approval) other reasonable purposes, such as home renovations.</li> <li>• Minimum loan amount is \$30,000.</li> <li>• Minimum deposit of 5% of purchase price (plus costs).</li> <li>• No on-going fees.</li> <li>• Top-ups (supplementary loans) are available.</li> <li>• Additional repayments available (conditions</li> </ul>	<ul style="list-style-type: none"> <li>• Standard Home Loan includes the option to add one or more of the following products or services: <ul style="list-style-type: none"> <li>○ Unlimited free redraws through Online Banking.</li> <li>○ In-branch redraws where a fee may apply.</li> </ul> </li> <li>• Choice of: <ul style="list-style-type: none"> <li>○ Variable and/or fixed interest rate.</li> <li>○ Owner-occupier or investor purpose.</li> <li>○ Principal and interest or interest only payment options.</li> <li>○ Ability to select weekly, monthly or fortnightly repayments.</li> <li>○ Linked account with no transaction fees.</li> </ul> </li> </ul>

<sup>1</sup> This TMD does not replace the Terms and Conditions applicable to this product. Before deciding to acquire a product from Greater Bank, you should consider the relevant Terms and Conditions, which are available from [greater.com.au/termsandconditions](https://greater.com.au/termsandconditions), at any branch or by calling 13 13 86.

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		<p>and costs may apply on fixed rate accounts).</p> <ul style="list-style-type: none"> <li>Split loan options to split loans between a fixed interest rate portion and a variable interest rate portion.</li> </ul>	
E	<b>Key Attributes and other features</b>	<b>Variable interest rate</b>	<b>Fixed interest rate</b>
		<p><b>Key Attributes</b></p> <ul style="list-style-type: none"> <li>Loan of up to 30 years amortising over time secured by residential property.</li> <li>Variable interest rate available for the term of the loan with ability to switch all or part of the debt to a fixed interest rate.</li> <li>Redraw available.</li> <li>Interest-only loans may be available for up to 5 years.</li> <li>Offset account not available.</li> </ul>	<p><b>Key Attributes</b></p> <ul style="list-style-type: none"> <li>Loan of up to 30 years amortising over time secured by residential property.</li> <li>Fixed interest rate for 1-5 years from the date of drawdown or fixed rate commencement where a loan is converted to attract a fixed interest rate.</li> <li>Reverts to variable rate at end of fixed term period.</li> <li>Early repayment costs applies if early repayments are made and/or the loan is paid out in full during the fixed rate period.</li> <li>Redraw available on a fee-free basis online or with a fee applicable in-branch.</li> <li>Interest in advance is not available.</li> <li>Progressive drawdown is not available.</li> <li>Offset account not available.</li> <li>Interest-only loans may be available for up to 5 years.</li> </ul>

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		<b>Owner-occupied</b>	<b>Investment</b>
		<b>Key Attributes</b> <ul style="list-style-type: none"> <li>For owner-occupiers.</li> <li>Typically attracts a lower rate of interest than an investment loan as risk including instances of default or arrears is lower.</li> <li>The option of a Family Pledge facility may be used to borrow more than 95% of the security value of the home and/or avoid or minimise the expense of Lenders Mortgage Insurance. Borrowers may secure a portion of their debt with the owner-occupied residence of an immediate family member (conditions apply). Only available with owner-occupied loans.</li> </ul>	<b>Key Attributes</b> <ul style="list-style-type: none"> <li>For investors (not owner-occupiers).</li> <li>Typically attracts a higher rate of interest than an owner-occupied loan.</li> <li>Maximum Loan to Value Ratio (LVR) typically lower for investment loan than owner-occupied loan.</li> </ul>
		<b>Principal + Interest</b>	<b>Interest only</b>
		<b>Key Attributes</b> <ul style="list-style-type: none"> <li>Pay down principal and interest over the term of the loan.</li> <li>Typically attracts a lower rate of interest than an interest only loan.</li> </ul>	<b>Key Attributes</b> <ul style="list-style-type: none"> <li>Pay interest only for up to 5 years, extendable to a maximum 10 years, on approval.</li> <li>Typically attracts a higher rate of interest than a principal and interest loan.</li> </ul>
<b>F</b>	<b>Knowledge and experience</b>	Basic Home Loan – Product of low complexity/risk profile.	
<b>1</b>	<b>Description of the retail class that comprises the target market (s 994B(5)(b) of the Corporations Act)</b>	<p>Customers seeking a long-term loan for the finance of a residential owner-occupied or investment property amortising over time where the customer can provide residential security and can afford to repay the loan (suitability assessment).</p> <p>Customers wishing to avoid on-going fees and access a competitive interest rate on their borrowings.</p> <p>For a Standard Home Loan with a <b>variable interest rate</b> customer who:</p>	

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		<ul style="list-style-type: none"> <li>• are willing to accept the risk that their interest rate and repayments may go up or down over the life of the loan generally in line with interest rate fluctuations in the market.</li> <li>• may require flexibility, such as unlimited early repayments and paying out the loan without incurring additional costs and/or progressive drawdown.</li> <li>• Do not require an offset facility with their home loan.</li> <li>• Do not require a discounted variable rate with their home loan.</li> </ul> <p>For a Standard Home Loan with a <b>fixed interest rate</b> customer who:</p> <ul style="list-style-type: none"> <li>• are prepared to lock in a fixed interest rate to achieve certainty around repayments for an agreed period of time (up to five years).</li> <li>• Do not require unlimited flexibility in early repayments or paying out the loan during the fixed interest period (without incurring an additional cost).</li> <li>• Do not require an offset facility with their home loan.</li> </ul> <p>For a Standard Home Loan with <b>principal and interest repayments</b> customers who:</p> <ul style="list-style-type: none"> <li>• want to repay both the principal and interest over the period of the loan.</li> </ul> <p>For a Standard Home Loan with <b>interest only repayments</b> customers who:</p> <ul style="list-style-type: none"> <li>• want to repay interest only for a fixed period (up to 5 years, extendable to a maximum of 10 years with approval) and are prepared to pay a higher rate of interest for this feature (Available with Fixed or variable interest rates).</li> <li>• are looking to minimise their repayments over the initial fixed period of time, such as investors.</li> </ul> <p>For a Standard Home Loan for <b>owner-occupied</b> customers who:</p> <ul style="list-style-type: none"> <li>• are purchasing a property that they intend to live in.</li> <li>• want a lower rate of interest (than an investment loan).want to obtain a loan with the support of their immediate family by adding a family-owned asset as security on the loan (Family Pledge facility).</li> </ul> <p>For a Standard Home Loan for <b>investment</b> customers who:</p> <ul style="list-style-type: none"> <li>• are purchasing a property for investment purposes.</li> <li>• may be reliant upon rental income to meet required repayments.</li> </ul>

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		<ul style="list-style-type: none"> <li>are prepared to pay a higher rate of interest for the loan (than an owner-occupier loan) to purchase/ refinance an investment property.</li> </ul>
2	<b>Negative target market</b>	<p>Standard Home loans are not suitable for:</p> <ul style="list-style-type: none"> <li>Customers seeking to use an offset account to minimise the interest charged on their loan accounts.</li> <li>Customers who are seeking a reverse mortgage to release equity from their residential property.</li> <li>Potential borrowers looking to fund business operations.</li> <li>Potential borrowers seeking a lump sum clearance loan structure where interest may be initially capitalised.</li> <li>Customers seeking a discounted variable interest rate on their loan account.</li> </ul>
3	<b>Description of distribution conditions and restrictions (s 994B(5)(c) of the Corporations Act)</b>	<p><b>Distribution Conditions in relation to permitted channels</b></p> <p>Home Loans can only be issued through the following channels:</p> <ul style="list-style-type: none"> <li>Branches and centres operated by Greater Bank.</li> <li>Mobile lenders; and</li> <li>Online.</li> </ul> <p><b>Distribution Conditions in relation to staff who are 'regulated persons'</b></p> <p>Home Loans can only be issued by accredited Greater Bank Lenders who:</p> <ul style="list-style-type: none"> <li>are trained and accredited to carry out the relevant suitability assessment processes and issue home loans;</li> <li>have successfully completed the Lending Capability Accreditation Program; and</li> <li>annually complete the Continuing Professional Development program to retain their accreditation.</li> </ul> <p><b>Distribution Conditions in relation to processes</b></p> <ul style="list-style-type: none"> <li>Home Loans are issued following the application of Greater Bank's relevant suitability assessment processes, which may include (but are not limited to): <ul style="list-style-type: none"> <li>completion of a loan application via interview or online application form;</li> <li>verification of the customer's identity and income/ expense information;</li> <li>assessment of the customer's ability to repay the loan and the suitability of the security offered;</li> <li>loan offered to the customer, with or without additional conditions (or application declined if the loan is not suitable); and</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"> <li>- acceptance of the loan offer and signing of the credit contract by the customer.</li> <li>• Greater Bank home loans are not distributed via intermediaries such as brokers.</li> </ul>
4	<p><b>Review triggers (events and circumstances that reasonably suggest that the determination is no longer appropriate) (s 994B(5)(d) of the Corporations Act)</b></p>	<p><b>Greater Bank monitors the following indicators to determine if an event or circumstance reasonably suggests that the determination is no longer appropriate:</b></p> <ul style="list-style-type: none"> <li>• Internal decisions to materially amend or modify the product, its features and/or its distribution, including changes to pricing.</li> <li>• Regulatory change that materially impacts the manufacture or sale of this product, and material customer remediation events and incidents in relation to this product..</li> <li>• Any distribution or sales activity, outside the TMD or to ineligible customers, that meets the definition of a significant dealing.</li> <li>• A material change in the nature and number of customer complaints and underlying complaint trends.</li> </ul>
5	<p><b>Maximum period from the start of the day the determination is made to the start of the day the first review of the determination is to finish (s 994B(5)(e) of the Corporations Act)</b></p>	24 months
6	<p><b>Maximum period from the date the previous review finished to the start of the day the next review of the determination is to be undertaken (s 994B(5)(f) of the Corporations Act)</b></p>	24 months
7	<p><b>Reporting period for reporting information about the number of complaints about the product received (s 994B(5)(g) of the Corporations Act)</b></p>	Monthly
8	<p><b>Specify the kinds of information needed to enable prompt identification of whether a review trigger, or another event or circumstance that would reasonably suggest that the determination is no longer appropriate, has occurred (s 994B(5)(h) of the Corporations Act) and for each type of information, specify:</b></p> <ul style="list-style-type: none"> <li>- <b>the regulated persons are required to report the</b></li> </ul>	<p>Distributors will provide reporting on the below areas as agreed with Greater Bank:</p> <p>Complaints regarding Greater Bank products, services or access channels.</p> <p>A significant number of referrals from a comparison site outside the target market.</p>

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	<p><b>information to Greater Bank; and</b></p> <ul style="list-style-type: none"> <li>- <b>a reporting period for reporting the information under section 994F(5) of the Corporations Act.</b></li> </ul>	