

Target Market Determination (TMD)

Product: Variable Rate Home Loans – Reduced Rate Home Loan Special Offer



Made by	Credit Union SA Ltd ABN 36 087 651 232 AFSL/Australian Credit Licence 241066
Version Number	2.0

Effective date	5 October 2021
Last review date	30 September 2022
Ceased date	22 January 2023

Target Market

a) Product description (including key attributes)

Our Reduced Rate Home Loan Special Offer currently applies to eligible Variable Rate Home Loan Package and Discounted Variable Rate products (where no cashback is taken). It may be withdrawn at any time. The offer is that the interest rate that will initially apply to a loan that satisfies the special offer qualifying criteria will be less than the rate that would otherwise apply. The qualifying criteria are that:

- The loan is for at least \$150,000;
- The loan is not used to pay out an existing Credit Union SA loan; and
- The loan to valuation ratio is 80% or less.

Members who qualify for the Reduced Rate Home Loan Special Offer may also qualify for our Cashback Home Loan Special Offer if that special offer is still current, but only one of the special offers can be taken up in relation to any particular loan.

Members in the target market for the products to which this TMD applies are members (current or future) who want to finance the acquisition of a property for residential or investment purposes, or refinance other finance that has been provided for that purpose, and who want a loan that satisfies the key product attributes listed below (which include the qualifying criteria for the Reduced Rate Home Loan Special Offer):

Discounted Rate Products	Package Products
Owner Occupied	Owner Occupied
Loan term of 1 to 30 years	Loan term of 1 to 30 years
Minimum borrowing of \$150,000	Minimum borrowing of \$150,000
Maximum borrowing subject to lending assessment	Maximum borrowing subject to lending assessment
Loan is not used to pay out an existing Credit Union SA loan	Loan is not used to pay out an existing Credit Union SA loan
Cashback Home Loan Special Offer cannot be taken up	Cashback Home Loan Special Offer cannot be taken up
Maximum LVR 80% (including capitalised cost of any required LMI)	Maximum LVR 80% (including capitalised cost of any required LMI)
Repayments Principal and Interest (P&I)	Repayments P&I
Repayment frequency weekly, fortnightly or monthly	Repayment frequency weekly, fortnightly or monthly
Unlimited additional repayments without cost	Unlimited additional repayments without cost
Unlimited redraw available	Unlimited redraw available
-	100% Offset facility available
Investment	Investment
Loan term of 1 to 30 years	Loan term of 1 to 30 years
Minimum borrowing of \$150,000	Minimum borrowing of \$150,000
Maximum borrowing subject to lending assessment	Maximum borrowing subject to lending assessment
Loan is not used to pay out an existing Credit Union SA loan	Loan is not used to pay out an existing Credit Union SA loan
Cashback Home Loan Special Offer cannot be taken up	Cashback Home Loan Special Offer cannot be taken up
Maximum LVR 80% (including capitalised cost of any required LMI)	Maximum LVR 80% (including capitalised cost of any required LMI)
Repayments P&I	Repayments P&I
Repayment frequency weekly, fortnightly or monthly	Repayment frequency weekly, fortnightly or monthly
Unlimited additional repayments without cost	Unlimited additional repayments without cost
Unlimited redraw available	Unlimited redraw available
-	100% offset facility available

b) The likely objectives, financial situation and needs of members in the target market for these products are that they:

- Need funds to finance the purchase of a residential or investment property or refinance other finance that has been provided for such a purpose
- Prefer to have a variable interest rate
- Meet Credit Union SAs lending criteria
- Need a loan that will satisfy the qualifying criteria for the Reduced Rate Home Loan Special Offer
- May have already owned real property and obtained a home loan or may be buying a property and obtaining a home loan for the first time. Members will therefore have differing levels of knowledge and experience with home loans including, potentially, very little or no such experience
- Are seeking to have an offset account linked to their variable rate home loan (unless the loan is a Discounted Rate Product)

c) These products have not been designed for members who:

- Want a fixed interest rate and fixed repayments
- Do not meet Credit Union SAs lending criteria
- Want a loan that will not satisfy the qualifying criteria for the Reduced Rate Home Loan Special Offer.

d) Other information:

Home Loan Package Terms and Conditions relating to this product:

[Download](#)

This TMD does not replace the product terms and conditions, and members (future or current) should refer to these before purchasing the product.

Home Loan interest rates, fees and charges brochure:

[Download](#)

Distribution Conditions

Products to which this TMD applies may be distributed through any of the following channels:

- Online through our digital channels
- In our branch
- Via our Member Experience Centre
- Through mortgage brokers who are accredited to submit loan applications to us ('third-party distributors')

All these channels are monitored by Credit Union SA and staffed by persons trained and accredited in the distribution of the products in accordance with our terms and conditions.

Review Triggers

The following review triggers apply for these products:

- There are significant dealings in the products that are not consistent with this TMD
- Material changes to the regulatory environment
- Material changes to the product terms and conditions, other than changes to interest rates and consequential changes to repayments, or material changes to distribution
- More than 10% member complaints in any 6-monthly period claiming that the products, or their features, did not satisfy the member's needs.

Review Period

We will review this TMD at least every 12 months.

Information Reporting

The below sets out the information Credit Union SA requires to be reported to us related to the products by persons who engage in the distribution of the products.

Unless otherwise stated, the first reporting period commences on the date this TMD is made. Each subsequent reporting period begins on the day following the end of the prior reporting period.

Credit Union SA or distributors of Credit Union SA products will report on the following:

- The number of complaints received in relation to the products during the reporting period (which may be 0) every 6 months
- Complaints about the products escalated to the Australian Financial Complaints Authority (AFCA) status ('Yes' or 'No'), if applicable every 6 months
- Complaint details (date the Distributor first received the complaint, substance of complaint and general feedback relating to the products and their performance) every 6 months

Significant dealing(s) including date and description of the significant dealing (as soon as practicable or in any case within 10 business days).

Appendix

This TMD applies to the following products as affected by our Reduced Rate Home Loan Special Offer:

Special Offers	
Owner Occupied Variable Home Loan Special Offers	Investment Variable Home Loan Special Offers
Variable Home Loan Package – where no cashback is taken – P&I	Variable Home Loan Package – where no cashback is taken – P&I
Discounted Variable Rate – where no cashback is taken – P&I	Discounted Variable Rate – where no cashback is taken – P&I