

Variable Rate investor property loan

TARGET MARKET DETERMINATION (TMD)

Issuer	Police Financial Services Limited ABN 33 087 651 661 trading as BankVic AFSL and Australian Credit Licence 240293
Date of Target Market Determination	18 November 2024
Product Purpose	BankVic's Variable Rate investor property loan, provides customers with a basic, low cost loan to fund buying, building, or refinancing an investment property.

FEATURES & ELIGIBILITY

/ Features of this product

- A variable rate loan that provides funding for the purpose of buying, building, or refinancing an investment property
- Repayments cover principal and interest, or interest only
- Borrowers can make additional repayments or more frequent repayments at no cost to pay off the loan more quickly
- Interest is calculated daily and charged monthly
- The option to apply for additional funding against the property, referred to as a loan top up
- Funding can be provided for property under construction

/ Eligibility criteria

- Eligible for BankVic membership
- Aged 18+ years
- No history of loan/credit default, bankruptcy, or insolvency
- Has sufficient disposable income to service a loan over the life of the loan
- Has the funds to meet minimum deposit requirements
- Approval subject to BankVic credit assessment.

/ Unsuitable

This product's key features, attributes and eligibility criteria as listed above are likely to be consistent with the objectives, financial situation and needs of customers in the target market.

This product is unsuitable for people who:

- Don't meet BankVic membership eligibility
- Are looking for an owner-occupier home loan
- Are looking for a home loan with a fixed interest rate and repayment amount
- Are looking for a full feature home loan with offset account or package benefits

TARGET MARKET

/ Target market's likely objectives

- Funding to build, buy or refinance an investment property
- A low cost investment property loan



/ Target market's likely needs

- A home loan to build, buy or refinance an investment property
- Access to personalised guidance and support from an experienced lender
- Individual assessment of loan serviceability

/ Target market's likely financial situation

- Has sufficient disposable income to service a home loan over the life of the loan
- Has the funds to meet minimum deposit requirements
- Regular income may include overtime and bonuses

DISTRIBUTION CONDITIONS

/ Channels available for acquiring this product

- BankVic website
- BankVic home loan specialists – mobile lenders, relationship managers and call centre consultants
- BankVic branches
- Authorised Mortgage Brokers

/ Channels available for using this product

- BankVic internet banking
- BankVic home loan specialists – call centre consultants
- BankVic branches

/ Distributor information reporting requirements

Reporting requirements	Reporting period
Complaints (as defined in section 994A(1) of the Act) relating to the product design, product availability & distribution. The distributor should provide all the content of the complaint, having regard to privacy.	Within 10 business days following end of calendar quarter.
Significant dealing outside of the Target Market, under s994F(6) of the Act. Reporting to include the dates, description, and volumes of the significant dealings.	As soon as practicable but no later than 10 business days after the distributor becomes aware of the significant dealing.

TMD REVIEWS

/ TMD review triggers

- Material changes to the key product features, attributes, eligibility and/or terms and conditions
- Material increases in member complaints about the product or distribution of the product
- Government policy or regulatory change

/ TMD review period

- TMD review date: 18 November 2026
- Subsequent TMD reviews: Biennially

About this document

This Target Market Determination (TMD) describes the type of customer who may suit this product based on their needs, objectives, and financial situation i.e. the target market. It also sets out who can distribute our products, how they can do this, and situations when we may need to review our products and the target markets. This document does not replace the terms and conditions or fees and charges applicable to the product which are available on our website.

We are required to have TMDs under the Treasury Laws Amendment (Design and Distributions Obligations and Product Intervention Powers) Act 2019. This ensures that BankVic is keeping our members at the centre of our approach to the design and distribution of our products.