



Northern Inland
C R E D I T U N I O N

Target Market Determination

Dream Home Loan Variable (Principal & Interest)

Effective Date: 5 November 2024

Status: Current

Purpose of this document

Northern Inland Credit Union (NICU) is legally required to prepare this Target Market Determination (TMD). The TMD describes the class of customers the products have been designed for, the conditions under which the products must be distributed, and how NICU will review this document to ensure it remains appropriate. The TMD is not a substitute for the product's terms and conditions or other disclosure documents.

Go to <https://www.nicu.com.au/disclosures> for more information about each of the savings account products.

Category	Description																		
Product	This TMD applies to the Dream Variable (Principal & Interest)																		
Issuer	Northern Inland Credit Union Limited ACN 36 087 422 AFSL/Australian Credit Licence Number 235022																		
Target Market	Individual clients who: <ul style="list-style-type: none">• are seeking a loan to purchase, refinance, construct or renovate a home to occupy or investment• are willing and able to offer a first registered mortgage over real property (or other acceptable security) as security for the loan• need to make regular repayments of interest and principal over the term of the loan• need the flexibility to make additional repayments• need the option to redraw advance repayments• will benefit from a 100% offset account• are seeking a Visa Classic Credit Card with reduced interest rate and waiving of the annual card fee• are aged 18 years or more and can satisfactorily demonstrate that they are able to afford to repay the loan.																		
Key attributes	<table border="1"><thead><tr><th>Features</th><th>Features</th></tr></thead><tbody><tr><td>Borrowing Purpose</td><td>Owner occupier or Investor</td></tr><tr><td>Construction Purpose</td><td>Yes</td></tr><tr><td>Interest Rate</td><td>Variable</td></tr><tr><td>Repayment Frequency</td><td>Weekly, Fortnightly, Monthly</td></tr><tr><td>Advance Payments</td><td>Yes</td></tr><tr><td>Redraw Facility</td><td>Yes</td></tr><tr><td>Security</td><td>Residential property</td></tr><tr><td>100% Offset Accounts</td><td>Yes</td></tr></tbody></table>	Features	Features	Borrowing Purpose	Owner occupier or Investor	Construction Purpose	Yes	Interest Rate	Variable	Repayment Frequency	Weekly, Fortnightly, Monthly	Advance Payments	Yes	Redraw Facility	Yes	Security	Residential property	100% Offset Accounts	Yes
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Minimum Loan Amount	\$150,000 except when offers apply
Maximum Loan Amount	\$2,000,000
Maximum Term	30 years
Maximum LVR	90%
LMI Required	LVR between 80% to 90%
Minimum Age Requirement	18
Visa Classic Credit Card	Discounted rates and fees
Borrowings	New and existing

Fees and charges	
Establishment Fee	No
Annual Fee	Yes
Monthly Account Keeping Fee	No
Valuation Fees	Yes
Break Costs for Early Payout	No

Interest rates	
Interest is calculated daily and charged monthly.	
Current Interest Rates for this product is available at Disclosures Northern Inland Credit Union	

Distribution Conditions

This product is distributed by the issuer through the following channels:

- Branches
- Contact centre
- Online
- Off-site
- Brokers

NICU applies the following conditions and restrictions to the distribution of these products so that the it is likely to be provided to members in the target market:

- Ensuring that retail clients meet the eligibility requirements for the product
- Ensuring that distribution through branches, call centres, off-site, and NICU website applications, is by appropriately trained staff
- Ensuring brokers only refer applicants who meet the eligibility requirements for the product

Review of the TMD

NICU will review the TMD periodically to ensure it remains appropriate.

Periodic Reviews of the TMD	Timing
Initial review	Six months after the effective date of the TMD first being issued
Subsequent ongoing review	No later than 2 years from the date of the previous review

In addition, NICU will review this document earlier if one or more of the following occurs, or where we reasonably suggest that the TMD is no longer appropriate:

- a material change to the product or the terms and conditions of the product which would cause the TMD to no longer be appropriate
- a significant increase in the levels of complaints or disputes from members in relation to their purchase or use of the product
- a change in law or its application, a change in relevant industry code, an AFCA determination, a court decision, or ASIC or other regulatory guidance or action that materially affect the product
- Any other event occurs or information is received that reasonably suggests the TMD is no longer appropriate

Distribution Reporting Requirements

The following information must be provided to NICU by third party distributors who engage in retail product distribution conduct in relation to this product within the required timeframes:

Type of information	Description	Reporting period
Significant dealing(s)	Date range of the significant dealing(s) and description (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 and the substance of those complaints	As they occur.