

Transfers/Splits & Combines

Bankwest Home Loans



Bankwest, a division of Commonwealth Bank of Australia
ABN 48 123 123 124 AFSL/Australian credit licence 234945

COT Branch Broker Private Bank

Section 1 – Criteria for form use

Customers:

Can you confirm your financial situation has not adversely changed recently and is not likely to change and you are comfortable meeting your ongoing repayments associated with the loan(s) without undue hardship using surplus income from employment or another ongoing source of income? Yes No

Does any situation apply?	
Indicated a change in their financial situation (above question)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the customer wanting to increase loan limit amount?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the customer increasing the term?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will the Combined total I/O period for the loan exceed 10 years	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will the P&I term at the end of the I/O period be less than 5 years (60 months)	<input type="checkbox"/> Yes <input type="checkbox"/> No

If any of the above is "Yes", do not proceed with this form. A full application and assessment is required.
Normal credit assessment criteria applies.

Date Broker/Lender name BK Code/Staff number

Email address Phone number (include area code) Fax number

Section 2 – Request details

This is a (please tick appropriate box): Home loan transfer Home loan split/combine (please complete appendix A)

Section 3 – Customer details

Customer 1

Title Given name(s) Surname Date of birth

Borrower Guarantor Is this customer an existing Lite Plus or Complete Home Loan Package Holder? Yes No

Residential address

Suburb State Postcode

Please mail both contracts to Customer 1 address

Customer 2

Title Given name(s) Surname Date of birth

Borrower Guarantor Is this customer an existing Lite Plus or Complete Home Loan Package Holder? Yes No

Residential address

Suburb State Postcode

Customer 3

Title Given name(s) Surname Date of birth

Borrower Guarantor Is this customer an existing Lite Plus or Complete Home Loan Package Holder? Yes No

Residential address

Suburb State Postcode

Customer 4

Title Given name(s) Surname Date of birth

Borrower Guarantor Is this customer an existing Lite Plus or Complete Home Loan Package Holder? Yes No

Residential address

Suburb State Postcode

Section 3 – Customer details (continued)

I/We understand that an Home Loan Transfer fee of \$ will apply for the Home Loan Transfer/Split Application service. Please deduct the Home Loan Transfer fee from my/our Bankwest account number: and I/we will ensure Home Loan Transfer fee is in my transaction or loan account when the product is transferred.

Section 4 – Splits/combines/transfers

Section 4a – Splits/Combines/Transfers detail

Is the customer using any surplus funds in the loan account to reduce their new limit? Yes No

Is this loan for an owner-occupier loan Investment purposes

Please note: Repayments are to continue while product(s) are being changed. This section applies to all splits/combines/transfers

Product(s)	Existing account number	New product(s) required	Interest only	Int. only terms*	Fixed rate term	New limit
1						\$
2						\$
3						\$
4						\$
5						\$

Do you currently have an offset linked to your home loan? Yes No

Do you have a mortgage protection policy on any of your loans, please discuss with your broker/lender potential scenarios

Yes No

*Interest only term can only be yearly (1-5 years). When transferring home loans the remaining interest only term does not transfer.

Please give a brief overview of what the transfer(s) involve

Comments...

Section 4b – Changing Repayment Terms Only

LendNet Ref (Branch Use Only)

i *Amount will be calculated for you by the Bank and will be subject to fluctuations in the interest rate and number of days in the interest charging period. #Max Period of 5 years - Application will be subject to full re-assessment if total I/O period exceeds 10 years. *Repayment is based on current interest rates. This amount may vary at the end of the interest only period. **You must advise us of why you are applying for an Interest Only Period.**

Your estimated principal and interest repayment at the end of the interest only period will be. (Please calculate this from the "What will my repayments be calculator")^ \$ per month

My/Our Reason for requesting this Interest Only Period is:

- Recommendation Provided by an Advisor.
- Cost reduction (eg Whilst Parental Leave taken or paying education expenses).
- Maximise negative gearing potential for investment purposes.
- Other, please specify _____

Lenders Acknowledgement (if customer not present)

I confirm I have advised the customer of the changes to their repayments at the end of the interest only period and and they acknowledge they are not aware of any future changes in their ability to make repayments without financial difficulty at the end of the interest only period.

Lenders name

BB number

Section 5 – Declaration

I/We warrant that the information given by me/us on this form is true and correct including the Privacy and Spam Statement Consent in section 7. I/We are not aware of any circumstances which may cause the information to change at this time. I/We have been notified of the features, risks and costs of the new product I/we have requested. I/We acknowledge that I/We are not aware of any future changes in our ability to make repayments without financial difficulty at the end of the interest only period. (if applicable).

Customer 1 signature	Date	Customer 2 signature	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Customer 3 signature	Date	Customer 4 signature	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Appendix A (if you have chosen Home Loan Split/Combine from page 1, complete this section)

Important: When requesting a Home Loan Split/Combine, the following Method of Operation rules will apply.

Split: The Method of Operation on the original home loan will be applied to the "additional loan" i.e. Original home loan is "Any One to Sign" then the additional loan will also be "Any One to Sign".

Combine: If the Method of Operation differs between any of the loans being combined then the resulting home loan will be "Two to Sign"

Note: The Method of Operation can be amended at any time by notice to us in writing.

Primary purpose

Refinance existing Bankwest home loan Refinance existing Bankwest residential investment loan

Refinance reason

Advertising Dissatisfaction Divorce/separation Fees

Product Rates Services Other

Home loan product 1 features	
Repayment type	<input type="checkbox"/> Fixed <input type="checkbox"/> Variable
Interest type	<input type="checkbox"/> Principal & interest <input type="checkbox"/> Interest in advance <input type="checkbox"/> Interest capitalised <input type="checkbox"/> Interest only
Offset	<input type="checkbox"/> Indifferent <input type="checkbox"/> Yes <input type="checkbox"/> No - If Yes , Offset will need to be opened through a separate request
Early repayment	<input type="checkbox"/> Indifferent <input type="checkbox"/> Yes <input type="checkbox"/> No
Redraw facility	<input type="checkbox"/> Indifferent <input type="checkbox"/> Yes <input type="checkbox"/> No

Home loan product 2 features	
Repayment type	<input type="checkbox"/> Fixed <input type="checkbox"/> Variable
Interest type	<input type="checkbox"/> Principal & interest <input type="checkbox"/> Interest in advance <input type="checkbox"/> Interest capitalised <input type="checkbox"/> Interest only
Offset	<input type="checkbox"/> Indifferent <input type="checkbox"/> Yes <input type="checkbox"/> No - If Yes , Offset will need to be opened through a separate request
Early repayment	<input type="checkbox"/> Indifferent <input type="checkbox"/> Yes <input type="checkbox"/> No
Redraw facility	<input type="checkbox"/> Indifferent <input type="checkbox"/> Yes <input type="checkbox"/> No

Bank Use Only - Please outline the risks and costs associated with the new loan(s) to the customer.

Fixed rate

This is a housing loan where the annual percentage rate (interest rate) is fixed over a set period. This period may be the full loan term or a lesser period. Repayments will be fixed for the fixed interest rate period. You will be restricted in your ability to make surplus repayments or extra lump sum payments.

If variable interest rates fall you will not have your rate reduced and so will not enjoy the lower borrowing costs available to customers paying variable rates. Your rate stays the same for the fixed period. You may have to pay an early termination amount or break cost and a fixed rate break administration fee if you pay out some or the entire loan earlier than the end of the agreed fixed period. You may have to pay an excess repayment fee if you make excess repayments that exceed the minimum repayments required during the fixed interest rate period.

Interest in advance

This is a fixed rate product available only for residential investment purposes. You will be required to make an up front yearly payment of the interest that would be charged over the course of the year. If you take this product over a term greater than 12 months, you will need to make sure that you have the required funds each year to make this repayment.

Variable rates

A variable rate loan is a housing loan where the interest rate varies to reflect market conditions.

The interest rate will normally vary with changes to the base rate of the Reserve Bank and reflects changing costs on the credit markets.

You will pay less if the interest rate falls and pay more if interest rates rise as repayments will vary accordingly.

Interest only

An interest only loan means that you are only required to pay the interest each month and are not required to pay any part of the principal until the end of the term. If you just pay the interest off your loan, you will not be reducing your loan amount (i.e. the principal) and may therefore pay more overall compared to a principal and interest loan.

Principal & interest

Loans with principal and interest repayments are designed to amortise or be paid off over their selected loan terms. P&I repayments are generally calculated on a monthly basis over the term of the loan and incorporate an amount of principal that in effect repays the loan principal over the loan term and an amount of interest based on the home loan interest rate and balance.

Interest capitalised

(Bridging Loan - Interest Capitalised)

If you take a bridging loan where interest is capitalised you will not be required to make any repayments of principal or interest until a security property is sold. During this time, interest will be charged on the full amount of the principal and any interest amounts which have been debited to the loan though. If the security property is sold for a lesser amount than the debt, the shortfall will need to be paid to close the existing loan.

Section 6 – Privacy & Spam Statement Consent

This Statement explains how Bankwest, Commonwealth Bank of Australia (“CBA”) and subsidiaries of CBA (“we” or “us”) collect, use and disclose personal information and send communications about products and services.

‘Personal information’ is information about, and which identifies, an individual (such as name and contact details). Your personal information includes information about who you are; your interactions with us (such as transactions on your account); your credit history (including what you borrow, whether you make repayments on time and information obtained from credit reporting bodies (CRBs)). It may also include information about you that is publicly available, for example from public registers or made available through social media.

When you give us personal information about another person, you represent that you are authorised to do so and agree to inform that person of the contents of this Statement as it relates to them.

In addition to the Privacy Act, individuals located in the European Union (EU) may also have rights under EU based rules known as the General Data Protection Regulation (GDPR). The GDPR has harmonised the data privacy laws of each individual EU country, giving more rights to individuals located in the EU and more obligations to organisations holding their personal information.

Details of additional rights of individuals located in the EU and how we meet them are outlined in Appendix 1 of the Privacy Policy.

Purposes for which we collect and use personal information

We collect your information to identify you in accordance with the Anti-Money Laundering and Counter-Terrorism Financing Act, and if you are giving a mortgage, certain State property laws, e.g. Real Property Act in NSW and to assess your application for consumer credit under the National Consumer Credit Protection Act if applicable. You are not required to provide your Tax File Number. However, if we do not collect your Tax File Number as permitted by the Taxation Administration Act 1953 and the Income Tax Assessment Act 1936, we may be required to withhold amounts from you and remit them to the Australian Taxation Office.

We also collect your personal information to assess and process an application for any product or service that you make or for which you are a signatory, guarantor, or representative; for internal processes including risk management and pricing, to administer our relationship with you, to meet our obligations in relation to external payment, credit reporting systems, Government bodies and our funding arrangements, to identify and (unless you tell us not to) tell you about products that may interest you, and to comply with regulatory requirements.

If you use our website or online applications we may collect information about your location or activity (including whether you have accessed third party sites) to customise your experience.

The information we collect about you may also include sensitive information such as information about your health where we collect it for a specific purpose, for example, in assessing an application you make for hardship relief.

You consent to us collecting your personal information (including sensitive information) for the purposes described above.

Exchange of personal information generally

We may exchange personal information about you with: our related bodies corporate, other persons to verify that it is correct (eg with your employer); assignees, agents, contractors and external advisers; organisations for verifying your identity; your agents, advisers, referees, executors, administrators, trustees, beneficiaries (if you are a trustee), guardians or attorneys; law enforcement, regulatory and Government bodies; anyone who introduces you to us; reward program providers, third parties providing fraud detection services, your franchisor; payment system operators; your and our insurers or prospective insurers and their underwriters; any person we consider necessary to execute your instructions; broker groups

and broker industry associations; other organisations for the supply of services and (unless you tell us not to) marketing of products; other persons where this is permitted by law; persons with whom you make a joint application for a product or service with us; any financial institution to or from which a payment is made in relation to any account you have or operate; your current and prospective co-borrowers, current and prospective signatories participants or transferees in a securitisation or other funding scheme (including ratings agencies), or persons considering purchasing or who purchase or manage loans and their advisers; financial institutions, and debt collecting agencies.

We may also include your personal information on any registers relevant to services we provide, such as the Personal Property Security Register.

Exchange of personal information with credit providers

We may exchange your personal information with other credit providers (including information provided by or derived from a CRB such as a consumer credit report) for the following purposes:

- to assess an application for credit;
- to consider whether or not to accept you as a guarantor or security provider;
- to collect overdue payments, to manage credit, to help you avert default on credit obligations and take action in the event of your fraud or
- other serious credit infringement; and
- to provide or manage securitised or transferred loans.

Exchange of personal information with guarantors

If you are a borrower, we may exchange your personal information (including a consumer credit report) with your guarantor, a person who has provided security for credit, or to a person in order for them to consider whether or not to act as guarantor or to provide security for credit.

Exchange of personal information with CRBs

We may exchange your information with CRBs, including by: disclosing to a CRB:

- information they are permitted to collect in conducting a credit reporting business;
- a failure by you to meet your payment obligations in relation to consumer credit; or
- details of any fraud or other serious credit infringement you commit;

obtaining a consumer credit report from the CRB to:

- assess an application for, or collect overdue payments of, commercial credit;
- consider whether or not to accept you as a guarantor or security provider;
- obtaining commercial credit information about you in order to assess an application by you for consumer credit.

In order to verify your identity, we may provide your name, residential address and date of birth to a CRB, which may use that information and corresponding information in credit information files of individuals to prepare and provide an assessment of whether your information matches information on a credit information file held by that CRB. By accepting the terms of this statement, you agree to us requesting an assessment and providing your personal information for such an assessment.

CRBs may include information which we provide in reports to other credit providers to assist them to assess your creditworthiness.

The CRBs we may use include Equifax - www.equifax.com.au, Experian Australia Credit Services Pty Ltd - www.experian.com.au/credit-services/credit-services.html and illion - www.illion.com.au. Each body has a policy which sets out how it deals with credit information held by it, which is available using the contact details above.

If you apply to us to be a borrower, guarantor or security

provider, or if you are already a borrower, guarantor or security provider with us, you agree to us accessing your personal information held with a CRB (including consumer credit information), even if there is a ban period in place, for the purposes of assessing the relevant credit application or in order to collect overdue payments in relation to that credit. If you have been, or are likely to be, a victim of fraud (including identity fraud), you can ask a CRB not to use or disclose credit information the CRB holds about you.

Transfer of personal information overseas

Sometimes it may be necessary to send your information overseas – for example, where we outsource functions overseas or to related bodies corporate; where we need to complete a transaction on your behalf or where this is required by laws and regulations in Australia or in another country. These countries include, but are not limited to, New Zealand, United Kingdom, USA and Ireland. See our Privacy Policy for more information.

Disclosure and use of your personal information by QBE

If we decide to obtain lenders' mortgage insurance (LMI) on your loan or a loan you guarantee, we will give information about you to our LMI provider, QBE Lenders' Mortgage Insurance Ltd ABN 70 000 511 071 (QBE). QBE explains how they handle information about you in QBE's privacy policy set out at www.qbelmi.com. This includes how you can access and correct information about you that QBE holds, how you can make a complaint if you have concerns about how QBE manages your information; and how QBE will deal with complaints.

You can access information that QBE holds about you by calling 1300 367 764.

QBE collects your personal information to decide whether to insure Bankwest under an LMI policy, to assess the risk of you defaulting on the loan, (if you are a guarantor) to assess the risk of you being unable to meet a liability arising under a guarantee, to administer and vary the insurance cover including for securitisation and hardship applications, to deal with claims and recovery of proceeds including among other things to enforce the loan in place of Bankwest, for a mortgage insurance purpose relating to you and for any other purpose under the LMI contract between Bankwest and QBE. If your information is not provided to QBE, QBE may not be able to issue the insurance and Bankwest may not be in a position to provide the loan.

Where permitted by the Privacy Act, QBE may disclose your information to us, our assignees, credit reporting agencies, regulatory bodies, payment system operators and its related

companies (whether in Australia or overseas), its service providers, its agents, contractors and external advisers, a guarantor or potential guarantor, reinsurers, to parties for the purposes of securitisation, to parties for the purposes of fraud prevention, your referees (including your employer), your legal and financial advisers, mercantile agents (if you default on the loan), rating agencies and other financial institutions and credit providers. Where permitted by the Privacy Act, QBE may disclose your personal information to its related companies in the Philippines. By signing this statement you agree that QBE may use and disclose information about you in the manner described above.

Marketing

Unless you tell us not to, by accepting the terms of this statement, you consent to us using your personal information (including information collected from others) to advertise or promote products, services, or business or investment opportunities we think may interest you including by:

- contacting you by telephone or writing to you; and
- sending commercial electronic messages to any electronic address which you provide or for which you are responsible.

You can ask us not to contact you and not to disclose your information to others for that purpose, by calling 13 17 19.

CRBs may use consumer credit information they hold to respond to requests from us or other credit providers to "pre-screen" you for direct marketing. You can ask a CRB not to do this. However, you may still receive direct marketing from us (unless you ask us not to) that has not been "pre-screened".

Further information

This Statement should be read in conjunction with the Privacy Policy on our website at www.bankwest.com.au or by calling 13 17 19.

You have rights to access your personal information (including credit-related information) from us, to request us to correct the information, and to make a complaint to us about a breach of your privacy rights (including credit reporting rights) in relation to the information.

By ticking this box, you agree to its terms and you consent and agree to us collecting, using, exchanging and transferring overseas, your personal information as described and as set out in our Privacy Policy.

If you do not provide the above consent (other than the marketing consent), we will not be able to provide you with the best products and services that suit your needs.