



Vast Capital

MORTGAGE MANAGEMENT

TARGET MARKET DETERMINATION

FOR VS SUPREME SMSF

Product	VS Supreme SMSF
Date Effective	05/10/2021

ABOUT THIS DOCUMENT

This target market determination (TMD) seeks to offer consumers, distributors and staff with an understanding of the class of consumers for which this product has been designed, having regard to the objectives, financial situation and needs of the target market.

This document is not to be treated as a full summary of the product's terms and conditions and is not intended to provide financial advice. Consumer must refer to our Terms and Conditions and any supplementary documents which outline the relevant terms and conditions under the product when making a decision about this product.

TARGET MARKET

DESCRIPTION OF TARGET MARKET

The information below summarises the overall class of consumers that fall within the target market for VS Supreme SMSF Home Loan, based on the product key attributes and the objectives, financial situation and needs that it has been designed to meet.

This VS Supreme SMSF Home Loan has been designed for consumers whose likely objectives, financial situation and needs (as listed below) are aligned with the product (including the key attributes). The VS Supreme SMSF Home Loan is for those who are seeking an amount of credit for the purposes of:

- purchasing a property that will be for investment use
- paying out an existing loan against an investment property they already own

PRODUCT DESCRIPTION AND KEY ATTRIBUTES

The key eligibility requirements and product attributes of this VS Supreme SMSF Home Loan are:

- Borrowing entity can be individual or company as trustee for the SMSF Trust
- Mortgagor/Guarantor can be individual or company as trustee for the Property Trust
- Guarantees required from all beneficiaries of the SMSF
- Individual Guarantors must be minimum age of 18 years
- Minimum Loan amount of \$100,000
- Maximum Loan amount of \$500,000

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Australian Credit License: 514 947

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- Maximum LVR or 80%
- Up to 30-year loan term
- Principal & Interest Repayments
- Variable rate, 5 year Fixed rate Options or a combination of both variable and fixed available
- Weekly, Fortnightly or Monthly Repayment Frequency
- Unlimited Additional Repayments for Variable rate Loans

This product has been designed for individuals who are:

- Looking to obtain credit against existing residential property that is older than 12 months
- able to meet minimum servicing requirements
- has minimum of \$150,000 net tangible assets in their SMSF prior to settlement
- PAYG
- Self employed
- able to meet minimum deposit requirements for purchases
- not in arrears if refinancing

EXCLUDED CLASS OF CONSUMERS

This product has not been designed for individuals who:

- are under 18 years of age
- are looking to obtain credit against residential property that is off-the-plan or less than 12 months old
- are looking to obtain credit against residential property that is occupied by SMSF beneficiaries or related parties
- are looking to purchase property in a non-arm's length transaction
- are looking to purchase property from a related party of the SMSF Trustee/s
- are looking to obtain credit for the purpose of purchase or refinance of owner-occupied property
- are looking to obtain credit for home improvements, equity release, or debt consolidation
- are Australian citizens living overseas
- are Non-permanent residents residing in Australia
- are Limited liability company
- are Associations, churches and clubs
- have unpaid defaults noted on their credit report
- have unsettled judgements noted on their credit report without reasonable explanation

DISTRIBUTION CONDITIONS / RESTRICTIONS

Distribution channels

This product is designed to be distributed through the following means:

- Accredited Brokers who hold an ACL
- Authorised Credit representatives

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Distribution conditions

This product should only be distributed under the following circumstances:

- to individuals that meet eligibility requirements; individuals that have the appropriate borrowing capacity, and in accordance with lending guidelines; by third party distributors authorised by us to distribute the products

Adequacy of distribution conditions and restrictions

This is based on an assessment of the distribution conditions and restrictions and that they are appropriate and will assist distribution in being directed towards the target market for whom the product has been designed.

TMD REVIEWS

INITIAL REVIEW

Within the 12 months of the effective date.

PERIODIC REVIEWS

At least every three years from the initial review.

REVIEW TRIGGERS

Any event or circumstances arise that would suggest the TMD is no longer appropriate. This may include (but not limited):

- a material change to the design or distribution of the product, including related documentation;
- occurrence of a significant dealing;
- distribution conditions found to be inadequate;
- significant changes in metrics, including, but not limited to, complaints;
- significant regulatory changes;
- significant change to our risk appetite; and
- external events such as adverse media coverage or regulatory attention

Where a review trigger has occurred, this target market determination will be reviewed within 10 business days.

MONITORING & REPORTING OF THIS TMD

We will need to collect the following information from our distributors in relation to this TMD.

Distributors will report all complaints in relation to the product(s) covered by this TMD on an annual basis. The report will include:

- the number of complaints, even if it is zero;
- the nature of the complaints received



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- other complaint information set out in paragraph RG 271.182 of Regulatory Guide 271 internal dispute resolution;

The reports need to be received within 10 business days of the end of the reporting period, which ends on 30 September.

Distributors will report if they become aware of a significant dealing in relation to this TMD within 10 business days. They will need to provide us with the following details:

- the TMD the significant dealing relates to;
- the date or the date range which the dealing occurred;
- a description of the dealing;
- an explanation of why the dealing is considered significant;
- an explanation of why the dealing is considered to be inconsistent with the TMD;
- how the dealing was identified (e.g, through monitoring, complaints etc); and
- what steps have been or will be taken in relation to the significant dealing.

DOCUMENT CONTROL

Version	Start Date	Comments
1.0	05/10/2021	Determination commenced as a result of the new DDO