

CLIENT TO KEEP

CREDIT GUIDE



MERITON
PROPERTY FINANCE

IMPORTANT NOTICE

Meriton Property Services Pty Limited, Meriton Property Finance Pty Limited and all of their representatives, employees and agents do not offer any financial advice in relation to vendor finance offered by Meriton Property Finance and all applicants must obtain their own independent financial advice as to the suitability of any finance offered.

This Loan Application must be completed and signed and the original submitted to the Vendor Finance Department.

Meriton will not accept or process a copy of a completed Loan Application.

Credit Guide

MERITON PROPERTY FINANCE PTY LIMITED
ABN 36 101 180 607 ACL 393461

Meriton Tower, Level 11, 528 Kent St, Sydney NSW 2000
Tel: (02) 9287 2888 | Fax: (02) 9287 2732
finance@meriton.com.au

ABOUT THIS CREDIT GUIDE

This credit guide has information about us and:

- > Our responsible lending obligations under the National Consumer Credit Protection Act:
and
- > What you can do if you have a complaint.

FEES AND CHARGES

The following charges are payable by you to us for matters associated with our providing credit assistance:

Name of charges and when it is payable	Method of working out the amount
Vendor Finance Application Fee payable on application	\$1500

CREDIT CONTRACT MUST NOT BE UNSUITABLE FOR YOU

Under the National Consumer Credit Protection Act, we must not enter into a credit contract with you, or increase the credit limit of a credit contract with you, if the contract is unsuitable for you.

The contract will be unsuitable for you if, at the time the contract is entered into or the credit limit is increased, it is likely that:

- > You will be unable to comply with your financial obligations under the contract, or could only comply with substantial hardship; or
- > The contract will not meet your requirements or objectives.

We must make an assessment whether the contract will be unsuitable for you before entering into a credit contract with you or increasing the limit of an existing credit contract.

You can request a copy of our assessment. We must give you a copy (at no charge to you):

- > Before entering the credit contract or before the credit limit is increased, if you make the request before then;
- > Within 7 business days, if your request is made within 2 years of entering into the contract or the credit limit increase; and
- > Otherwise, within 21 business days.

We do not need to give you a copy of the assessment if:

- > Your request is made more than 7 years after entering into the contract or the credit limit increase; or
- > The credit contract is not entered into or the credit limit is not increased.

DISPUTE RESOLUTION PROCEDURES

We have an internal dispute resolution procedure. We are also a member of an independent external dispute resolution scheme, Credit Ombudsman Services (see contact details below).

Internal dispute resolution

If you have a complaint, you should contact us first, by using any of the contact details shown on the front page of this credit guide.

Wherever possible we will seek to settle your complaint on the spot. If we can't do this, we will advise you in writing within 2 working days of receiving your complaint about the procedures for investigating and handling the complaint.

- > **Complaints we can't resolve on the spot:** We will seek to deal with your complaint within 21 days. We will respond to you within 14 days of receiving the complaint to ensure that our response is received within 21 days. If we can't make a decision within 14 days and we need additional time, we will write to you advising that a further period, not exceeding 24 days, will be required for investigation. This will extend the complaint handling time to a total of 45 days from the initial date of lodgement. If the unresolved complaint exceeds 45 days, we will advise you in writing and specify a date when a decision can be expected, and give you regular updates.
- > **Complaints Involving hardship applications or postponement of enforcement proceedings:** These will be treated as urgent matters. There will be no extension of time beyond 21 days for resolution of a complaint relating to a default notice. If you seek hardship relief or postponement of enforcement proceedings and the matter is not resolved within 21 days, the matter will be referred to external dispute resolution. You can lodge a complaint directly with our external dispute resolution scheme where it involves a default notice that has been issued after a request for hardship assistance or postponement of enforcement proceedings has been declined.
- > **Outcome of the complaint:** We will advise you in writing of the outcome of our investigation, the reasons for the outcome, and further action you can take in respect of the complaint. Within 7 days of resolution of complaint, your accounts should be adjusted to give effect to our decision.

EXTERNAL DISPUTE RESOLUTION

External dispute resolution

If you are unhappy with any decision or the handling of the complaint by us, you can refer your complaint for external resolution to Credit Ombudsman Services Limited. This service is available at no cost to you. Contact details are below:

Credit Ombudsman Services
PO Box A252
South Sydney NSW 1235
Telephone: (02) 9273 8455
Fax: (02) 9273 8445
Email: members@cosl.com.au
Website: www.cosl.com.au

In many cases this leads to a successful resolution. If the dispute remains unresolved, Credit Ombudsman Services can then offer conciliation processes or it may investigate the dispute and issue a written decision on your case which is binding on us (including requiring us to make a monetary payment to you).

Our external dispute resolution scheme cannot deal with your complaint (assuming the complaint is within the scheme's terms of reference) unless you have attempted to resolve the problem with us first, and either:

- > We have made a formal proposal to resolve the complaint, and you have told us that the proposal is not acceptable to you; or
- > At least 45 days has elapsed since you made your complaint,

whichever occurs sooner. However if the complaint relates to a hardship application or request for postponement of enforcement proceedings (see under Internal dispute resolution above), the scheme may be able to deal with your complaint sooner.



A holistic approach

Meriton offers a complete and tailored apartment solution, helping customers to buy, manage, rent and sell property at all stages of the process. This 360-degree fully integrated approach is unique within the industry.

We're with **you** all the way.

We help you **buy**

- > Prime locations near employment hubs, transport, education and shops
- > Onsite facilities including aquatic centres, gymnasiums, childcare and retail
- > Tenant Guarantee provides secured tenancies on settlement for Investors
- > Vendor Finance options are available of up to 90% lend on a two-year, fixed interest rate loan
- > 100% completion record gives certainty when buying off the plan

We help you **manage**

- > Onsite building managers can lease apartments for our clients, addressing daily concerns and managing the maintenance of the apartment
- > Meriton's Property & Strata Management teams are responsible for the ongoing professional management of the overall development

We help you **sell**

- > Managed Resale of your Meriton apartment by the people who built it
- > Our Resales site specialist has comprehensive insight into your apartment, building and suburb
- > Our expertise helps you achieve faster results and the highest possible prices

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