



First Home Savers Account Product Disclosure Statement (including Terms and Conditions)

Effective date: **12 October 2011**

The First Home Savers Account has been developed by the Government to make it easier to save for your first home. This Account receives Government contributions and earns interest which is taxed at a low rate. This Account restricts when you can take your money out and for what purpose.

The Wagga Mutual First Home Savers Account is no longer available for new accounts.

Find out if the Wagga Mutual First Home Saver Account is right for you

1 Who can have a First Home Saver Account

You should consider opening a First Home Saver Account if you:

- Only want to use your savings to buy or build your first home in Australia to live in ('buy your first home'), and
- Are able to save at least \$1,000 a year (\$20 a week) in 4 separate financial years – they do not need to be in a row. A financial year is from July 1 to June 30.

To open an account, you must:

- Be aged 18 or over and under 65,
- Have a tax file number,
- Have never owned a home in Australia that you have lived in, and
- Have never opened a First Home saver Account before.

You can open another First Home Saver Account if you are transferring your savings from one First Home Saver Account to another – see section 8.

If you are saving with others

Each person must open their own individual First Home Saver Account. Each of you can then receive the benefits of having a First Home Saver account.

You cannot open a joint account with someone else.

If you are unsure about your eligibility go to www.ato.gov.au

2 How the First Home Saver Account works

How you can use the savings in a First Home Saver Account

You can *only* withdraw your savings for four purposes:

1. to buy or build your first home
2. as money you can add into your super
3. as money you can withdraw as a lump sum if you are aged 60 or over
4. as money you can pay into a genuine mortgage.

How to save with a First Home Saver Account

- You put money into your account the same way as you would make deposits into a normal bank account. You can do this at any time, and for as long as you need to save.
- You cannot salary sacrifice into your account.
- You do not need to put money in every year – but your account will only get Government contributions when you do.
- Once the total amount in your account reaches \$80,000 (including Government contributions and income from investment earnings) you cannot put any more money into your account.
- You can keep your account open until:
 - i. you buy your first home; or
 - ii. you are eligible to pay the money into a genuine mortgage;
 - iii. you turn 65.

When you turn 65 you must close your account and withdraw all of your savings, or move it into super.

3 How the Government helps you save

The Government boosts your savings with contributions and a low rate of tax on the income your investment earns.

When you put money into your account the Government puts money in too

- When you put a dollar into your account, the Government will contribute 17 cents.
- Any money you put in up to a total of \$5,500 in a financial year will get this Government contribution – anything over this amount will not.

For example, if you put \$5,500 into your account in one financial year, the Government will contribute \$935 to your savings. If you are saving with other people that have their own First Home Saver Accounts, each person will receive Government contributions on the money they put into their account.

- Government contributions are paid directly into your First Home Saver Account after you have lodged your tax return and Wagga Mutual Credit Union has told the Tax Office how much you have put in.

You are not taxed

- on the money you put into your account; or
- on the Government contributions; or
- when you withdraw your savings for your first home.

There is a low rate of tax on the interest your savings earn

- Earnings on your First Home Saver Account are taxed at 15% but this is paid to the Tax office.

4 How we help you save

Your savings earn high interest

- The savings in your First Home Saver Account earn a high variable interest rate, helping you to get your first home quicker.
- Interest is calculated daily by multiplying the balance of the account at the end of the day by the daily interest rate. The daily interest rate is the annual interest rates on that day divided by 365. Interest is credited to the account at the end of each month.

Visit our website for our current interest rates.

Your savings will not go down

- The First Home Saver Account is a savings account – so what you put in, stays in. And, we don't charge any day-to-day fees which can also reduce your savings.

An example of how savings can grow

If you save \$100 a week for 4 years, your savings could grow to around \$27,000, after Government contributions and interest.

This is a general example based on an account earning 5% interest (after tax) and may be different from the actual interest we pay.

To find out how much you need to save use the calculator at www.fido.gov.au/firsthomesaver

5 What happens if your situation changes

You should consider the following situations before choosing this account.

You decide not to buy a first home

If this happens you can choose to

- Move your savings into super, or
- Withdraw your savings as a lump sum if you are aged 60 or over

You want to buy your first home before you have put \$1,000 into your account in 4 separate financial years (they do not need to be in a row)

- You cannot use the savings in your account if you are buying your first home on your own.
- You can use the savings in your account if you are buying your home with someone else who has put \$1,000 into their account in 4 separate financial years (see section 6).

You don't have any money to put into your account

You do not need to put money into your account every year. You can choose to

- Start saving again when you can
- Move your savings into super, or
- Withdraw your savings as a lump sum if you are aged 60 or over

You haven't put \$1,000 a year into your account in 4 separate financial years (they do not need to be in a row) and you want to close your account

You can choose to

- Move your savings into super, or
- Withdraw your savings if you are 60 or over.

You move overseas

You can keep your account open, and continue to put money into your account – but, you won't receive any Government contributions if you are overseas for an entire financial year.

You start living in a home you own

If you start living in a home that you own, you must tell us within 30 days, or penalties will apply.

If you have a genuine mortgage, you can choose to leave the savings in your account until you meet the minimum

qualifying period and then pay them into your mortgage or you must close your account.

When you close your account you can either

- Move your savings into super, or
- Withdraw your savings as a lump sum if you are aged 60 or over.

You experience hardship

After moving your savings into your super you may apply to access your super under the early release provisions. These include severe financial hardship, permanent disability or on specified compassionate grounds.

6 Using your savings for your first home

Withdrawing your savings

- You can only withdraw your savings to buy your first home after you have put at least \$1,000 a year into your account in 4 separate financial years (they do not need to be in a row).
- If you are buying your first home with other people that have First Home Saver Accounts you can withdraw the savings from each account if just one of you has put \$1,000 into your account in 4 separate financial years.
- If you buy your first home before you have put at least \$1,000 a year into your account in 4 separate financial years you can withdraw funds to pay into your mortgage only after meeting the 4 year qualifying period which includes any previous years where you contributed at least \$1,000 and the year you bought the home.

When you're ready to use your savings for your first home

1. Apply with us to withdraw all of the money from your First Home Saver Account.

To check you meet the withdrawal rules go to www.ato.gov.au

2. Close your First Home Saver Account. Generally, you will not be able to open another First Home Saver account.

You must live in your first home for at least 6 months

- Within 12 months of settlement, or
- On completion of building construction.

7 The fees

We do not charge any fees on your First Home Saver Account.

8 How to open an account

To open an account

1. Fill out the application form.
2. Make an initial deposit to your account.

If you change your mind

We provide a cooling-off period that lets you close your First Home Saver Account within 14 days, with a refund of your deposit.

You will need to tell us in writing, within 14 days of opening the account

We will refund your deposit, minus any taxes we have paid.

You can transfer your savings to another First Home Saver Account provider

If you do, we will transfer the savings in your account to your new provider, minus any costs.

We will close your old account after your savings have been transferred.

9 Where to go for more information and the Financial Claims Scheme

You should read this Product Disclosure Statement in conjunction with our Product Guide, and Savings and Term Deposit interest rate schedule which are available from your nearest Branch, by phoning our Member Contact Centre on 13 25 85, or visit our website.

Wagga Mutual Credit Union enquiries

Call: 13 25 85

Visit: www.waggamutual.com.au

Mail: GPO Box 1430 Adelaide SA 5001

Email: member@waggamutual.com.au

First Home Saver Account enquires

For information about how First Home Saver Accounts work, eligibility, fees and taxes, and links to savings calculators and other useful online tools visit www.ato.gov.au

Complaints

If you have a complaint call the number above or write to us. If you are not satisfied with our complaint resolution

process, you may take the case to the Financial Ombudsman Service (FOS).

Phone: 1300 780 808 (Toll Free)

Facsimile: (03) 9613 6399

Mail: Financial Ombudsman Service Ltd
GPO Box 3
Melbourne VIC 3001

Email: info@fos.org.au

Website: www.fos.org.au

Financial Claims Scheme

The account holder may be entitled to payment under the financial claims scheme. Payments under the scheme are subject to a limit for each depositor. Information about the scheme can be obtained from the APRA website at <http://www.apra.gov.au> and the APRA hotline on 1300 13 10 60.

About Us

This Product Disclosure Statement is issued by Wagga Mutual Credit Union – A Division of Community CPS Australia Ltd ABN 15 087 651 143 AFSL/ACL 237856