

## **First Home Buyer Cashback offer – Terms and Conditions**

Effective 16 October 2025

### **Offer Period**

The \$5,000 Cashback offer is available for new home loan applications submitted between 16 October and 31 December 2025 and settled by 30 April 2026. For Construction loans, settlement is considered when there is settlement of land or when the first progress payment has been made. Offer may be withdrawn at any time.

### **Eligibility criteria**

- 1. Only available for eligible first home buyers for purchases or construction to build a house. Excludes purchases for land and Off the plan.**
- 2. Eligible loan products include:**
  - Standard Home Loan
  - Package Home Loan
  - Budget Home Loan (Construction not available on Budget Home Loan).
- 3. Minimum loan amount of \$500,000**
- 4. Applies to Owner Occupied and Investment Loans only**
- 5. Repayment options:**
  - Principal and Interest Repayments
  - Interest Only repayments (only available for investment or construction loans)
  - Interest Only repayments are not available on the Budget Home Loan
- 6. Maximum Loan-to-Value Ratio (LVR)**
  - Up to 95% for Owner Occupied loans
  - Up to 90% for Investment Loans
- 7. Account requirements:**
  - Open a Mutual Bank Everyday Account or 100% Offset Account (100% Offset not available on the Budget Home Loan)
- 8. Salary Crediting:**
  - Direct salary/wages must be credited to a Mutual Bank Everyday Account or 100% Offset account.
  - If there are multiple applicants, all must meet this requirement (if all applicants earn a salary)

## Cashback payments

1. The cashback payment will be paid within 60 days of loan settlement for purchases. For constructions loans, when there is settlement of land or when the first progress payment has been made
2. Only one cashback payment will be made per eligible application, irrespective of the number of joint borrowers.
3. The receiving account must be held in the same name(s) as the home loan
4. The Salary/Wages must be received prior to loan settlement
5. For multiple loans related to the same property, all loans must be drawn down before cashback will be paid.
6. Once a qualifying loan application/s is approved, no further cashback will be available for the same borrower(s) for a 12-month period, even if applying jointly with others.

## Important Exclusions & Conditions

1. Not available in conjunction with any other promotional offers, bonuses or cashback payments.
2. This offer excludes internal refinancing or rewrites
3. The borrower/s agree they are responsible for any taxation liability or implications that may arise in relation to their participation in the offer.
4. This Cash Back Offer (Offer) is provided by Maitland Mutual Limited (ABN 94 087 651 983 AFSL/Australian credit licence 238139) trading as The Mutual Bank, of 6 Mitchell Drive, East Maitland 2323.
5. The Mutual Bank may reject, cancel or reverse a cashback payment if it has reasonable grounds to believe that a person who participates in the Offer does not comply with these terms and conditions or their conduct or dealings with respect to an eligible Application or any other dealings with The Mutual Bank may be fraudulent or otherwise illegal.
6. Lending criteria, eligibility criteria, terms and conditions and fees and charges apply to The Mutual Bank home loan products taken out in connection with this Offer.
7. These terms and conditions are separate to the terms and conditions of any The Mutual Bank home loan products obtained in connection with this Offer and do not form part of the credit contract for any The Mutual Bank loan products obtained in connection with this Offer. To the extent of any inconsistency between these terms and conditions and the terms and conditions of your the Mutual Bank home loan, the terms and conditions of your the Mutual Bank home loan prevail.