

CBA Connect CCS 004 – Certified Case Study

August 2014

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Agenda



| | Section | Component | Description | | |
|---|--|----------------|---|--|--|
| > | 1 | Overview | CBA Third Party Mortgage Broking - What is it? | | |
| | 2 Context | | Broking market analysis | | |
| | 3 Detailed Description | | CBA – broker value proposition | | |
| • | 3 | Relevant Media | Media coverage and relevant quotesCase studies and detailed interviews | | |
| | Marketing Collateral and Brochure ware | | Marketing CampaignCollateralsVideosSocial Media | | |
| _ | 5 | Appendix | Other ICG sources of insight | | |

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CBA runs one of Australia's leading mortgage broker programs



HOW DOES IT WORK

| Product Strength | Rank |
|---------------------------------------|------|
| Residential and commercial loan range | 3 |
| Policy flexibility | 3 |
| SMSF loans | 2 1 |
| Co-brand / White-labelling | 2 2 |

- 1. No loan offset capability within SMSF loans
- 2. No external relationships (beyond AHL)

| Distribution | Rank |
|-----------------------------------|------|
| National BDM coverage | 4 |
| Comprehensive aggregator coverage | 4 |

| LEGEND | Strong attribute of value proposition | 4 |
|--------|---------------------------------------|---|
| LEGEND | Weak attribute of value proposition | 0 |

| Broker Support | Rank |
|--|----------------|
| Tiered support services | 4 |
| Recognises loan value (ie margin) in tiering | 0 |
| Subsidised training (eg Kaizen) | 4 |
| Online switching | 4 ³ |
| Line to credit assessor | 4 4 |

- 3. Eg fixed to variable
- 4. For all broker tiering levels

| Economics | Rank |
|-----------------------------|-----------------------|
| Attractive commission rates | 3 4 |
| Payments for referrals | 4 ⁵ |

- 4. 0.715% upfront / 0.22% ongoing (nil trail in year 1)
- 5. The only bank to pay brokers for cross-sold product sales to clients referred into branches

KEY INSIGHTS

- Largest broker-originated loan book in Australia
- The only bank to offer referral payments to brokers for clients they send to branches who take on other products
- Beginning to take advantage of its strength in IT (online switching of repayment amounts / fixed to variable etc)
- Increasing policy flexibility (eg "day 1" loans to employees still within probation period with new employer)
- Regular PD days with dedicated broker training

Source: primary ICG research interviews

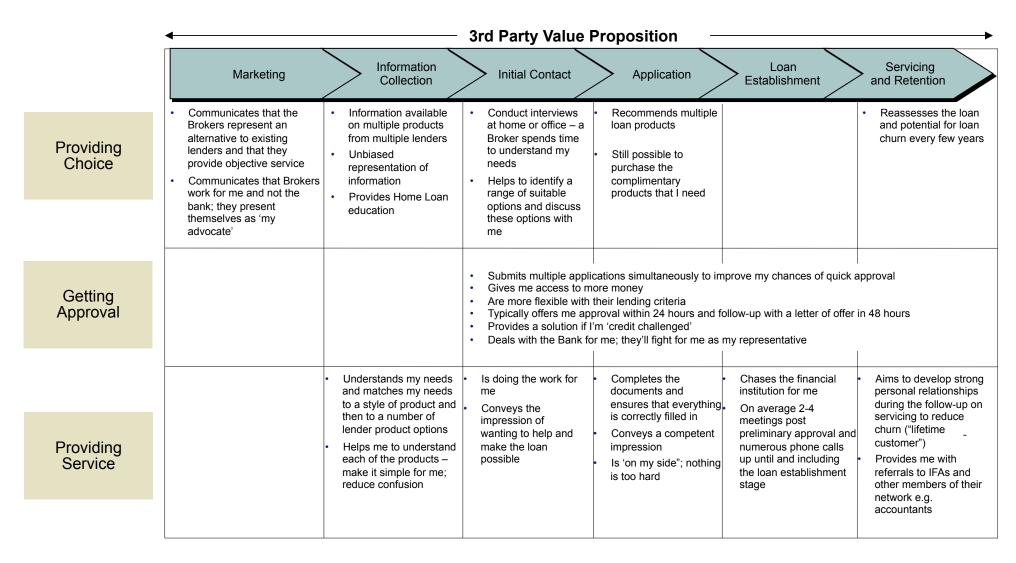
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Mortgage brokers have created a compelling value proposition for customers



Source: secondary research, ICG, broker interviews

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Intermediated distribution has continued to evolve

STANDARDISED MORTGAGE BROKER EVOLUTION* 1990 2008 2010 2012 1994 1998 2002 2004 Degustation Legitimised Relationship Value Strategic Strategic Product Push **History** Industrialisation Menu Alignment partnerships Industry Segmentation partnerships •Recognised the •Built limited Broad and deep • Recognise •B2B online Commission Minority Head Group industry **Broker Channel** range of value Lender Alumni realignment Broker code of Investment by Relationship Infrastructure add Paid Broker servicing conduct Advanced Lenders Year Plans commissions Sponsorship model Segmentation Volume Sophisticated Increase Segmentation CRM Quality metrics commissions •STP Bundling and Volume/ portfolio e.g. trail cross selling or Bonus of other products Tied distribution (Branded fully incentivised specialist sales people) Equity ownership Consultative **Future** Partnerships? ?

Note *: Dates indicative of Australian Industry

Source: secondary research, ICG, broker interviews

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Reintegration is a clear evolutionary trend across geographies



- Integrated manufacturer/ distributors dominate the market
- Tied sales force sells own product
- Limited independent advice
- Often low salesforce productivity and inefficient economics

Intermediation of advice

- Customer demand, adviser preference and regulatory pressures move market towards independent advice
- Mass sales forces disappear and are replaced by fragmented independent networks
- Tied advisers diversify away from manufacturer's products

Technological intermediation

- Open architecture technology increases broker and customer choice
- Proliferation of platforms further intermediate manufacturer from end customer

Reintegration and polarisation

- Reintegration of value chain as large players acquire distribution
- Polarisation of business models between integrated scale players and smaller specialist manufacturers and distributors

Source: secondary research, ICG, broker interviews

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Third Party Mortgages comprise a broad range of activities – some with potential for disruption

| Product Mgmt | Broker Mgmt | Credit Mgmt | Procesii | \ | Custome Service Mgmt | \ | Compliance |
|--|--|---|---|---|---|--|--|
| Product Design/ Features Product Pricing New Product Development and Roll-out Product Mix Management | Segmentation Service Model Head group Partnerships Management Cross-selling | Credit Scoring/ Underwriting Practices Collections/ Re- possessions Fraud Detection & Deterrence | Process Design Productivity and Cost Processing Technology/ Automation Op. Risk Mgmt. Outsourcing | Linkage to Mortgage Business Securitisation Raising Capital | Service Design Productivity & Cost Servicing Technology/ Automation Outsourcing | Balanced Scorecard Business Model Organisational Development & Human Resources | Government Regulation Social Policy Accreditation |

Source: secondary research, ICG, broker interviews

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At the highest level the business model comprises the following components

Distribution Coverage

- Types of umbrella groups (e.g. aggregators, franchises)
 - Types of brokers
 - · Pure Brokers
 - IFAs
 - Others (e.g. Lawyers, Accountants, Real Estate Agents)
 - Online broking
- Value chain coverage-wholesale & retail distributors

3rd Party Support – Front End (Pre Settlement)

- Segmentation approach (High Volume/High Value to mass market)
- 3rd Party Support System
 - Differentiated Relationship Management Model based on economic segmentation of groups and brokers
 - Group Strategic relationship plans & broker Relationship analysis
 - Business development and training support e.g., PD days, dedicated training support
- · IT Platform
 - · Online submission
 - · Online communications
 - CRM Salesforce or similar
 - Social media
- Credit
 - · Decisioning & accessibility
 - · Policy flexibility

3rd Party Product Offering

- · Product differentiation
 - Brand (Co-brand, white labelling)
 - Price
 - Feature
 - Risk appetite
 - · Service level
- · Cross Sell program
 - Retail
 - Commercial
 - Wealth
 - Insurance

3rd Party Support – Back End (Post Settlement)

- Compliance Strong broker governance Model, rigorous accreditation & reaccreditation standards
- IT platform
 - Online B2C
 - Online B2B
 - · Telephone support
- Strong engagement model with internal stakeholders (Direct, gated)

Governance - Channel congruence

- Remuneration
 - Upfront quality metrics and volume
 - · Trail- flat impacted by arrears
 - · Portfolio scale Bonus Portfolio growth
 - · Quality metrics (Rework, relodgement, time pressure)
 - Non-cash based value added partnering (e.g. conference sponsorship, business development workshops etc)
 - Campaign specials
 - · Sticks commission claw-back, trail withheld on portfolio arrears
- · Channel optimisation
 - Economics volume v profit, portfolio investment
 - Cross-channel protocols (esp. customer referral)
- Equity/ alliance M&A options
- · Special partnerships

Source: secondary research, ICG, broker interviews

Lenders have adopted vastly differing levels of broker coverage and support to develop business

COVERAGE MODELS FOR LENDERS IN THE INTERMEDIARY MARKET

B2B B2B

Developer model

- Relationship manager for brokers
- Support for intermediaries: Products, marketing material, training etc.
- Size, volume determine intensity of service / visits / contacts
- + Gearing on business due to multiplying effects
- No direct control of business

Combined model

- Flexible role definition based on business needs
- Pragmatic allocation of resources
- + Flexibility for business development without losing contact to end customer
- Danger of unclear tasks, difficult leadership functions

Sales agent model

- Intermediary introduces customers to sales agent
- Responsibility for completion of sales with customers
- Minimum support for intermediary
- + Control of quality of business
- Intense resources required

Source: secondary research, ICG, broker interviews

Intermediaries select lenders based on a series of filters, dependent on the primary customer constraint

LENDER SELECTION PROCESS

| Constraint | Description | Typical selection process (in order of priority) | Differentiators |
|------------|---|---|---|
| Price | Customer looking for lowest possible lowest rate Eligible for products from a wide range of providers | Identify top 3-4 lenders based on price¹ (unless one lender is a clear leader) Select lender deemed most likely to deliver a fast approval | Market leading headline rates Fee structure to remain competitive on blended basis |
| Time | Customer seeking a quick offer and/or completion Relatively insensitive to price | Identify lenders with fast-track process/reputation for quick turnaround Select lender with lowest price | Automation of credit decision Priority processing Reputation for consistent service delivery |
| Criteria | Non-standard customer falling outside mainstream lending criteria (e.g. high LTV, stretched income multiple, self employed) | Identify lenders where customer fits published policy Narrow selection based on price Select lender deemed most likely to deliver a fast approval | Wide envelope of credit criteria Clear communication of credit policies Reputation for accommodating out-of-policy applications |

¹Price comparison typically based on all-in cost (interest plus fees) over the period for which a redemption penalty is applicable; however, in some cases the headline rate is the primary driver (e.g. customer looking to minimise monthly repayments)

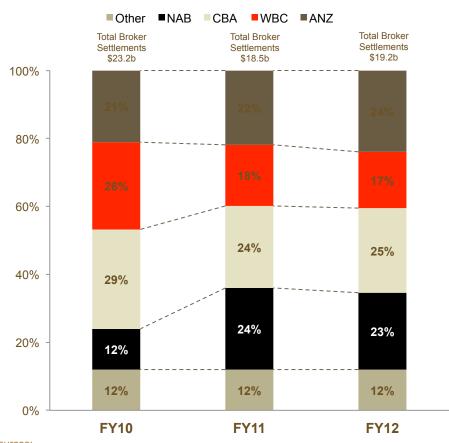
Source: secondary research, ICG, broker interviews

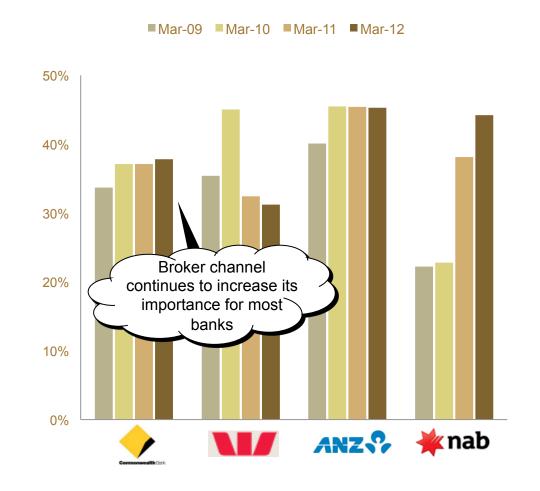
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Lender share of broker market volume

BROKER SETTLEMENT AS % OF MARKET, FY10-12

BROKER SETTLEMENT AS % OF LOANS BY MAJOR, FY09-12





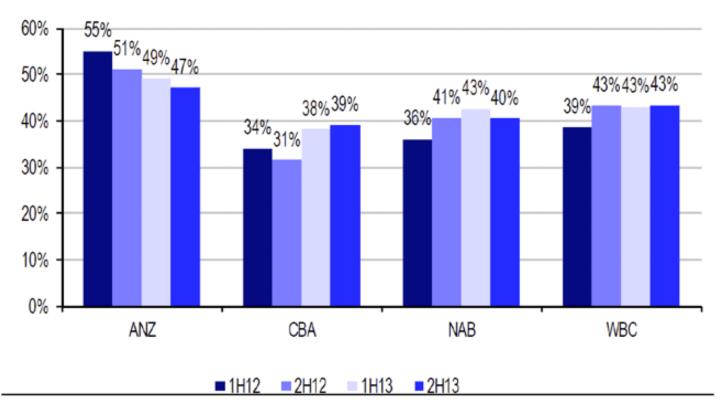
Sources:

- 1. JP Morgan Fujitsu Mar 2012
- 2. Comparator Home Loan Benchmarking, December 2012
- 3. FAST new funding data, 2011
- 4. APRA Approvals, May 2012

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Broker usage as percentage of Home Loan market

BROKER USAGE, FY12-13



Source: UBS Investment Research – Australian Banking Sector Update Nov13

Source: http://www.digitalfinanceanalytics.com/blog/update-on-mortgage-broker-commissions/

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CBA broker program delivers significant broker support... but still has room for improvement



AREAS OF BROKER SUPPORT

| | | Rank | Comments |
|------------------------|--|------|---|
| 9 | Client ability to pre-populate data | 0 | Aggregators stepping in to meet this need now |
| ssin | Predictive credit categories | 0 | Need not met but would improve application efficiency |
| roce | Electronic application submission | 4 | Many other banks (although not all) also offer this service |
| n P | Line to credit assessor | 4 | Service offered to all broker levels |
| catio | Electronic document delivery to clients | 4 | The only bank to offer this – and even then only to Diamonds ¹ |
| Application Processing | Electronic document signing | 4 | Most banks now offer this |
| ⋖ | Rapid turn times (for mass market brokers with hi value loans) | 1 | No formal policy |
| | Highest broker status based on value or volume only | 0 | Volume only |
| | Product specific incentives to reward higher margin loans | 0 | For example no changes to commission rate |
| spp | Broker practice benchmarking | 3 | Program offered |
| alue-Adds | Flexible commission structures | 0 | NAB coming soon, CBA recently announced plans |
| Valu | Risk-based commissions | 0 | No value-sharing if broker works to bring on higher risk client |
| | Incentives for cross-sell | 4 | Although not significant (eg \$16.50 for a credit card) |
| | Discounting flexibility | 3 | Ability to lower broker margin to get lower rate to client |
| ne | Online switching | 4 | Eg changing from fixed to variable / payment amount, etc |
| Post ettleme nt | Newsletter service | 0 | Need for branded newsletters being met by aggregators |
| - Se | Bank-initiated programs to initiate top-up opps for brokers | 0 | Need met by aggregators |

Source: primary ICG research interviews

1. Diamond status is awarded to CBA top brokers

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CBA Connect commission rates



| STANDARD RESIDENTIAL LENDING COMMISSION RATES | | | | | |
|---|--|---|--------------------|------------|--|
| LENDER | | TRAIL | | | |
| CBA – Connect Referral Program Refer to Agreement for further products | Personal Loans Cast Investment A/c Business Transaction A/c Business Online Saver NetBank Saver A/c Products Loan Protection General Insurance Risk Insurance Award Saver A/c CommSec Margin Loans Funds under Mgmt Term Deposit | \$32.00 Up to \$100.00 \$55 Quality** Up to \$100.00 Up to \$100.00 Up to \$100.00 Gross Connect Commission GSTinc \$110.00 \$38.50 Up to 17.5% of the first years premium for Personal Risk Products Up to \$100.00 Loan Limit up to \$500,000 = \$150 Loan Limit greater than \$500,0000 = \$250 0.1% of the total amount invested Min Term - 3 mths \$50,000 to \$249,999 = \$50 \$250,000 to \$999,999 = \$100 \$1,000,000+ = \$200 | | NIL | |
| CBA - Connect Cash Fulfillment Product Suit Bankcard, Visa, MasterCard Smart Access/Complete Access & Overdraft & Debit Mastercard | | | \$16.50 \$55.00 | Nil Nil | |

Source: secondary research, ICG, broker interviews

CBA broker accreditation process



| Step Number | By Who | Action | | | | |
|----------------|------------|---|--|--|--|--|
| | Broker | Notify your Aggregator that you wish to become accredited. | | | | |
| 1 | | Initiates the Broker online application. | | | | |
| | Aggregator | This will generate an email to Broker containing log in and password to the Broker online accreditation system. | | | | |
| | | Receives first email with log in and password to the Broker online accreditation system. | | | | |
| | | Please do not log in until you receive the second email confirming the application is ready for completion. | | | | |
| 2 | Broker | Completes the Online eLearning | | | | |
| | | Please ensure that you keep your email notification containing the reference number confirming successful completion. You will be required to upload this confirmation in the online application. | | | | |
| | | For instructions on how to complete the Online eLearning please refer to the itrain enrolment process | | | | |
| 3 | Aggregator | Completes the required fields in the online Broker application and generates an email to Broker to complete the remaining questions in the application | | | | |
| | Broker | Receives the second email notification stating that the application is ready for completion | | | | |
| | | Logs into the Broker Online accreditation system and uploads the following documents: | | | | |
| | | Online E-Learning successful completion email | | | | |
| | | ▶ Photo Identification | | | | |
| 4 | Broker | Other documents as required | | | | |
| | | Then complete the application online | | | | |
| | | For instructions on how to log in and complete your application please refer to the Broker User Guide. | | | | |
| | | If you do not upload the documents before commencing the application you will not have the opportunity to upload at a later stage. This will mean only the aggregator can upload the documents prior to submitting the application to the Bank. | | | | |
| | | Receives notification the Broker has completed the application and then logs into the system to complete the declaration. | | | | |
| 5 | Aggregator | Prior to submitting application to CBA, application and supporting documents must be reviewed. | | | | |
| | | Any supporting documents the broker has not uploaded will be required to be uploaded by the Aggregator | | | | |
| 6 | CBA | Commences processing the application. | | | | |

Source: https://www.commbroker.com.au/Net/Documentum/accreditation/new-accreditation-process.aspx

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Quotes from the Press (1/2)

QUOTES

""...will allow us to be able to provide much more flexible commission structures to brokers, some of whom would like to be paid more up front, less up front or more in a trail."

Ms Cobley, CBA

"" "That process used to be 30 days and we consider that to be a great improvement in efficiency" – related to CBA new online accreditation system that enables brokers to be accredited in a mere 48 hours

Ms Cobley, CBA

"In analysing the results, it appears Homeside's ramped trail structure is what led the bank to its win, after the lender defeated CBA convincingly in terms of commission remuneration and structure"

The Advisor, 22nd May 2013

Source: secondary research

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Quotes from the Press (2/2)

QUOTES

"Our CONNECT Referral Program is an easy process for brokers to build on their income stream - brokers embrace CONNECT because of the referral fee and because it helps them meet their customers' total banking needs."

Kathy Cummings, CBA

""We offer additional revenue on the referral of products through the CONNECT Referral Program. We also support those brokers who want to diversify into commercial lending products and encourage commercial referrals through our Commercial Connect referral program."

Kathy Cummings, CBA

""We can help brokers free up their time so that they can concentrate on things such as networking and building up their referral base through programs like Kaizen - a program supported by CBA designed to allow brokers to improve their office structure and processes."

Sam Boer, CBA

"Brokers that want to ensure all their customers are 'clients for life' need to diversify their core offering away from residential mortgages. They can do this in-house, or outsource through something such as CBA's CONNECT referral program."

Kathy Cummings, CBA

Source: secondary research

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Media Bibliography (1/3)

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Website



| Home | Products | CONNECT | Credit Policy | Quality Pays | Offline Applications | Interest Rates & Fees | Latest News | |
|-----------|------------|-----------------|--------------------|---------------------|------------------------------|----------------------------|-------------|--|
| Processes | Forms Loan | Tracking Market | ting Accreditation | Regulatory Requirem | nents Industry Recognition | In the community Contact | t Us | |

You are here: CONNECT

CONNECT

Welcome to the CONNECT Referral Program



Features and Benefits

Features and Benefits
Referral Product Suite
Fulfilment Product Suite
Commercial Product Suite



Commission Rates

Referral Product Suite
Fulfilment Product Suite
Commercial Product Suite



Processes

No Advice Model

Referral Product Suite Process

Fulfilment Product Suite Process



Commonwealth Bank's award winning Home & Contents Insurance

Our Home Insurance product has won Money Magazine's 2014 Best New Innovative Product for Home Insurance award. This is another great reflection of the high-quality insurance product we have with easy to understand terms and conditions.

Each year Money Magazine compares numerous insurers across Australia to find the Best of the Best financial products, services and investments. Money Magazine said: "Comminsure has delivered a unique product that has set the benchmark for other insurers to follow."

Source: secondary research

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Website



Home Products CONNECT Credit Policy Quality Pays Offline Applications Interest Rates & Fees Latest News

Processes Forms | Loan Tracking | Marketing | Accreditation | Regulatory Requirements | Industry Recognition | In the community | Contact Us |

You are here: CONNECT

CONNECT

CONNECT Referral Program Features and Benefits

Back to CONNECT

CONNECT, a unique customer retention program for mortgage brokers, is designed to help build your business by rewarding successful referrals and sales of specific non-home loan products.

It also helps you protect your customers' assets and lifestyle by recommending them to specialist providers of financial, insurance and risk products.

There are two suites of products offered in the CONNECT Referral Program each with their own process:

- ▶ CONNECT Cash Referral Product Suite
- ▶ CONNECT Cash Fulfillment Product Suite

What Can You Earn?

CONNECT Cash payments vary by product. Refer to Fulfilment products commission rates or Referral products commission rates

CONNECT Sales Protocols

CONNECT sales protocols including ownership of the customer and the customer's choice of channel have been developed and communicated to our staff. These protocols have been formalised in the CONNECT Commonwealth Bank Charter.

How do you enrol/sign up?

Source: secondary research

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Website – majority of information behind a firewall



LOG ON

Welcome to CommBroker

Pricing Offers

5 Year Fixed Rate - reduced from Wednesday 23 July 2014

3 Year Fixed Rate - special offer in package

\$1,000 Rebate for First Home Buyers - extended to Saturday 30 August 2014



Security & privacy | Site map | Important information | Other sites | © Commonwealth Bank of Australia 2013 ABN 46 123 123 124

Source: secondary research

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CBA – CONNECT referral program (1/2)





THE CONNECT REFERRAL PROGRAM.

And here's why. All you need to do is uncover your customers' banking needs. Then refer them to the Commonwealth Bank. If successful, you'll receive a cash reward for making the referral.

There are two suites of products offered by the CONNECT Referral Program, each with their own process. All of which are covered in this handy brochure.

CONNECT Cash Referral Product Suite

- (broker initiated, branch actioned)
- CONNECT Cash Fulfilment Product Suite (broker initiated, broker actioned)



CONNECT FULFILMENT PRODUCT SUITE.

BROKER INITIATED.

This will help you service your customers' broader banking needs.

The range of products available in the CONNECT Cash Fulfilment Product Suite are: ■ Dehit MasterCard Transaction Account

- Everyday Transaction Accounts
- Credit Cards
- By offering customers Commonwealth Bank Everyday Accounts and Credit Cards you are helping them to have all their banking products with one provider, making it more convenient for customers and much more rewarding for you.

Again, you can check the products out at

THE PROCESS

For everyday transaction accounts and credit cards, just complete the 'Third Party Banking Home Loan Privacy Consent and Supplementary Products Application' (Form 002-829) and fax to the number on the form.

CONNECT CASH REFERRAL PRODUCT SUITE.

CONNECT Cash Referral Product Suite are:

- Car Insurance Personal Loans
- Cash Investment Account
- GoalSaver
- NetBank Saver Account
- Business Transaction Account Business Online Saver
- CommSec Margin Loan
- Term Deposits

You can find out more about these products

BROKER INITIATED, BRANCH

ACTIONED REFERRALS We have three different processes to help you

refer your clients to these non-mortgage products 2. Customer Referral Form.

1. Automatic welcome call.

This is part of the Commonwealth Bank's policy to improve the customer experience, while enhancing your relationship with your client.

Bank and be offered further assistance in any

Simply pre-position your client that they will be receiving this call by a Commonwealth Bank

You will also get feedback with every welcome call made to your clients. If any CONNECT Cash Cash in the next commission run.

Support team on 1300 735 924. It does not require your customer's signature. Or, you can Our Referral Support team will create a referral to the Branch Specialist you nominate on the form

3. Direct Branch Referral.

Walk your client into one of our branches, or email/phone your local branch and they will happily assist you and your client. We recommend that you already have a relationship with your local Commonwealth Bank branch for these types of referrals.

TOP TIPS TO BE SUCCESSFUL WITH CONNECT:

- Get to know your local Branch Manager and build a strong partnership to satisfy the customer,
- Pre-position customers that they will receive a Welcome call from their local Branch.

Source: secondary research

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HOW YOU WILL BE REWARDED.

(broker initiated, branch actioned)

The Branch Specialist provides feedback on the outcome and, when sales are successfully completed, CONNECT cash will be allocated to your Head Group in the following month. Distribution to brokers is at your Head Group's discretion. See table on next page.

CONNECT CASH REFERRAL PRODUCT SUITE

| PRODUCT | UPFRONT CASH INCENTIVE (GST INCL) | METHOD | | |
|------------------------------|--|--|--|--|
| Loan Protection: | \$110 | | | |
| Home Insurance | \$38.50 |] | | |
| Life insurance | Up to 17.5% of the first year's premium for personal products e.g. \$1,000 in annual premium = up to \$175 | | | |
| Car Insurance | \$38.50 | | | |
| Personal Loan | \$32 | | | |
| GoalSaver | 0.65% of average closing balance' capped to \$100 | | | |
| NetBank Saver Account | 0.65% of average closing balancer capped to \$100 | Paid on converted referrals through CONNECT Referral Program | | |
| Cash Investment Accounts | 0.65% of average closing balancer capped to \$100 | | | |
| Business Transaction Account | \$55 Quality* New Accounts only | | | |
| Business Online Saver | 0.65% of average closing balance ^a capped to \$100 | | | |
| CommSec Margin loans | Loan limit up to and including \$500,000 = \$150 Loan limit greater than \$500,000 = \$250 | | | |
| Funds Under Management | 0.1% of the total amount invested e.g. \$1m investment = \$1,000 | | | |
| Term Deposits | Minimum term – 3 months Deposit amount \$50,000 – \$249,999 = \$50 Deposit amount \$250,000 – \$999,999 = \$100 Deposit amount \$1,000,000 plus = \$200 | | | |

CONNECT Cash Fulfilment Product Suite:
(broker initiated, broker actioned)
Conce the deal is completed your cash payment will be allocated to your Head Group in the next commission payment. See table on this page.

CONNECT cash incentives can only be earned once you become an accredited broker with the Commonwealth Bank, Third Party Banking.

Debit MesterCard Tanasaction Account On Elevyday Tanasaction Account Continue elects to have Home Loan Phase, Convent and Europhenomary Products Incentive elects to have Home Loan repayments from this account Continue elects to have Home Loan repayments (Loan Phase) Convent and Supplementary Products Application (Dec 269) from Loan Phase, Convent and Supplementary Products Application (Dec 269) from and account opening if Continue elects to have Home Loan repayments (Loan Phase) Convent and Supplementary Products Application (Dec 269) from and account opening in Continue elects to have Home Loan Phase, Convent and Supplementary Products Application (Dec 269) from and account opening



Source: secondary research

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Source: secondary research

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Agenda

| Section | Component | Description |
|---------|--|---|
| 1 | Overview | CBA Third Party Mortgage Broking - What is it? |
| 2 | Context | Broking market analysis |
| 3 | Detailed Description | CBA – broker value proposition |
| 3 | Relevant Media | Media coverage and relevant quotesCase studies and detailed interviews |
| 4 | Marketing Collateral and Brochure ware | Marketing CampaignCollateralsVideosSocial Media |
| 5 | Appendix | Other ICG sources of insight |



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Deep



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