



2023 Homebuying offer – terms and conditions

Offer available for new mortgages to First West Credit Union. Please see below for full offer details. Subject to these terms and conditions, you are eligible to receive one cashback incentive (the “Cashback”) per property as per below:

Mortgage Balance	Cashback
<\$150K	\$0
\$150,000 - \$499,999	\$1,000
\$500,000 - \$749,999	\$2,000
\$750,000 - \$999,999	\$2,500
\$1,000,000 or more	\$4,000

To be eligible for this offer (the “Offer”), you and each mortgage loan must meet the following eligibility requirements:

- You must be an individual, and 19 years of age or older.
- If there is more than one applicant, the applicants may have a joint account. If you are not a member of First West Credit Union, you must become a member during the Offer Period (as defined below) in order to be eligible for this Offer, subject to First West Credit Union’s membership requirements.
- You must hold or open, as the case may be, a First West Credit Union chequing account from which the mortgage payments will be debited.
- The principal amount of the new mortgage loan must not be less than \$150,000.
- The mortgage must be a new mortgage to First West Credit Union.
- The mortgage must be for the purchase of an owner-occupied property or to refinance, switch or transfer-in the mortgage of an owner-occupied property to First West Credit Union.
- For each property, only one mortgage loan is eligible to receive Cashback.
- A completed application for the mortgage must be received by First West Credit Union between 9:00 a.m. Pacific Standard Time (“PST”) on March 27th and 5:00 p.m. PST on

June 30th, 2023 (the "Offer Period") and must be funded within 120 days of First West Credit Union's approval.

- You must be approved for and enter into a new mortgage loan in order to receive the Cashback. Residential mortgages are offered by First West Credit Union and are subject to First West Credit Union's standard lending criteria, additional terms, and other requirements typical for such mortgages and there is no guarantee that you will be approved for a mortgage.
- The new mortgage loan must be a closed residential mortgage loan with a 5-year fixed term or 5-year variable term.
- First West Credit Union reserves the right to determine, in its sole discretion, whether you have initiated and submitted a mortgage application for credit adjudication during the Offer Period. The Offer and the Cashback are non-transferable.
- The following are (without limitation) not eligible to participate in the Offer and/or receive Cashback: purchases of revenue generating properties and/or secondary homes; refinances of existing mortgages at First West Credit Union; renewals of existing mortgages at First West Credit Union; second mortgages behind a first mortgage held by another lender; third or later mortgages; mortgages with open repayment terms; mortgages securing home equity lines of credit (HELOCs); mortgages which First West Credit Union considers, in its sole discretion, to be stated income, equity lending; and any other mortgages deemed not eligible by First West Credit Union, in its sole discretion, under this Offer.
- Provided that all applicable terms and conditions set out herein are met, the Cashback will be deposited to the primary chequing account held by the primary applicant at the appropriate division of First West Credit Union within 5 days of the funding of the mortgage.
- You acknowledge and agree that the Cashback is an incentive to you for borrowing and maintaining the mortgage with First West Credit Union for the entire length of term of the mortgage. You acknowledge and agree that you will, promptly upon request, repay to First West Credit Union the entirety of the Cashback received if you break, transfer out or close the mortgage to another financial institution before the end of the mortgage term, subject to prepayment rights referenced in our Standard Mortgage Terms.
- This Offer cannot be combined with any other offer provided by First West Credit Union unless the combination is approved in writing by First West Credit Union.
- You are responsible for any tax consequences associated with the receipt of the Cashback.
- All dollar amounts referred to in these terms and conditions are to the lawful money of Canada.
- All decisions of First West Credit Union with respect to your eligibility to participate in the Offer and/or receive Cashback and the interpretation of these terms and conditions are final. The Offer may be revoked if, in First West Credit Union's sole discretion, you appear to be manipulating or abusing the Offer and/or these terms and conditions, or

you are engaged in any suspicious or fraudulent activity, as determined by First West Credit Union in its sole discretion.

- First West Credit Union may amend, terminate, withdraw, or suspend this Offer at any time, and waive or amend any particular eligibility requirement or other term for a particular borrower or borrowers, at any time, without notice, in its sole discretion.
- Nothing in these terms and conditions shall be construed to obligate First West Credit Union to approve an application for a mortgage loan or to fund a mortgage loan.
- The Offer is void where prohibited by law and is subject to all applicable Canadian, federal, provincial, territorial, municipal, and local laws. The Offer shall be governed exclusively by the laws of the province of British Columbia, including all issues and questions concerning the construction, validity, interpretation and enforceability of the Offer terms and conditions, rights and obligations between you and First West Credit Union, and procedural provisions, without giving effect to any choice of law or conflict of law rules. Any dispute shall be adjudicated by the courts sitting in Vancouver, British Columbia.
- ANY ATTEMPT TO DELIBERATELY DAMAGE ANY WEBSITE OR INTERFERE WITH THE LEGITIMATE OPERATION OF THE OFFER MAY BE A VIOLATION OF CRIMINAL AND/OR CIVIL LAWS, AND FIRST WEST CREDIT UNION RESERVES THE RIGHT TO SEEK DAMAGES AND/OR OTHER RELIEF FROM ALL RESPONSIBLE PERSONS TO THE FULLEST EXTENT PERMITTED BY LAW.
- By participating in the Offer, you acknowledge that you have read, understand, and agree to be bound by these Offer terms and conditions.
- Other terms and conditions for the mortgage may apply.