Your home loan

First Home Buyers info sheet

An cheet sheet for your loan journey

Your Home Loan

The process

1. **Decide to Buy:**
Research market options and understand the investment.

2. **Talk with us**
Determine borrowing power, affordability and the impact on your life.

3. **Sign Privacy Document:**
Allow document access and storage for bank submission.

4. **Complete Information Link**
Answer specific questions from the selected lender via email.

5. **Pay Refundable Deposit***
Cover initial work costs, refunded at settlement.
*May be required.

6. **Review and Sign Application**
Prepare comprehensive statement for bank approval.

7. **Obtain 90-Day Pre-Approval:**
Secure time to find property with regular check-ins.

8. **Engage Conveyancer:**
Seek legal advice, facilitate title changes, consider inspections.

9. **Make Offer or Navigate Auctions**
Submit conditional offer or discuss auction strategies.

10. **Submit Contract and Deposit**
Email signed contract and pay deposit upon acceptance.

11. **Await Bank Approval**
Allow 14 days for unconditional financing approval and valuation.

12. **Sign Official Documents**
Review details, organize insurance, return originals if required.

13. **Finalize with Solicitor**
Finalize with Solicitor: Ensure smooth settlement process in the background.

14. **Your Home Loan** 🏡

Time frames ⏳

First conversation
30-60 mins
We get to know your situation and work out how we can help you

Information submission/s
Allow 20 mins each
Complete;
- our questionnaire
- privacy doc
- information link
- submit required docs

Bank approval
2-5 days
After signing allow this time for approval

Finding a home
At least 30-90 days
This can be at any part in the process before this point.

Loan approval
Up to 14 days
After signing the bank may take this time to unconditionally approve your loan

Settlement
30-45 days
Conveyancer, solicitor and broker work together towards finalising your home and loan ✨

Our promise 🙌

We're bringing simple home finance to you

We will do our best to understand your situation

We will explain your options clearly and work to match you with the best solution

Our approach 🙌

- **Friendly service**
- **Proffesional guidance**
- **Personalized solutions**
- **Competitive rates**

Useful links 🔗

knowledge bank and list of lenders >

Application form >

Popular rates >

Book a call with our team >

Checklist of things to think about 🧐

✅ **Impact of Debt on Life**

Buying a home means taking on debt.
Consider how your life will change as you invest in repaying your home loan. Be mindful of potential interest rate fluctuations, as a 2% shift on a $500k loan can result in approximately $500 extra in monthly repayments.

✅ **Understanding Credit Scores**

Everyone starts with a good credit score in Australia. Timely payments improve your credit score, while neglecting loan payments can rapidly decrease it.

✅ **Home Repossession**

If you don't pay, the bank may eventually repossess your home.

✅ **Breaking a Fixed Rate**

Breaking a fixed-rate contract incurs a substantial fee based on lost revenue to the bank, as you agreed to a minimum payment for a fixed period.

✅ **Requesting Extra Funds**

It's advisable to ask for the maximum amount when arranging finance. Upon pre-approval, you can always request less, but you cannot ask for more.

✅ **Loan Differences**

Banks offer different rates for home loans and investment properties. Your deposit/equity also affects how banks price your home loan.

✅ **Debt Repayment**

Initially, a small portion repays the principal sum. For example, during the first year, only 20 cents for every $1 goes towards reducing the balance. After the 15th year, only 40 cents for every $1 goes toward reducing the balance. Finally after 25 years 70 cents for every $1 goes toward reducing the balance.

✅ **Borrowing More**

Total lending depends on your income and loan rates. Lower-interest loans, like home loans, allow you to borrow more compared to higher-interest options such as credit cards, hence sometimes it's worth closing some down.

✅ **Redraw vs. Offset**

An offset account actively offsets savings against your home loan, reducing interest. Redraw allows you to pull back extra payments without a dedicated account and then withdraw them. Many deposit their entire paycheck into the home loan, redrawing specific amounts for weekly budgets.

✅ **Understanding Equity**

Equity is the difference between your home's value and what you owe the bank. You can cash out up to 80% of your home's value.

Phone: (03) 9448 8333
Email: contact@yourhomeloan.au

Grants & benefits

The First Home Owner Guarantee (NHFIC)

The guarentee eliminates the need for a 20% deposit or lenders mortgage insurance (LMI) typically required by banks.

The government covers the LMI cost, allowing a house purchase with just a 5% deposit.
Proof of keeping the 5% deposit in the bank for 90 days or a rental statement is necessary.

Maximum price caps apply to this scheme:

- NSW: $900k
- VIC: $800k
- WA: $600k
- QLD:$700k
- TAS: $600k
- SA: $600k

Stamp duty waiver for first-time property buyers

where the usual $20k tax on a $500k purchase is waived. Additionally, a First Home Owner Grant in certain states provides $10k-$15k for the construction or purchase of a new home. It's essential to consider potential delays or budget overruns in construction projects.

Other schemes

There are other schemes that may be available based on professions or lenders.

The best way to find out if they apply to you is to get in touch

Book a call with our team **>**

Your broker 😎

"Why not my bank? Bank vs Broker

Banks may not offer the best solution for your needs. They might miss government grants or have restrictive lending policies.

"How do you make money?" — Broker Compensation

Brokers earn commission from lenders, provided they maintain client relationships for 2+ years after settlement. Early loan termination may require commission repayment.

"best interest duty?" — Broker obligations

As licensed professionals, brokers must legally act in their clients' best interests. It's called the

"Repricing?" — Broker rate negotiation

Even after loan settlement, brokers can negotiate better interest rates with your bank on your behalf.

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