BUYING A HOUSE

Welcome Home

SAVING FOR YOUR HOME

There will come a time when you're ready to buy a house and that may be sooner than you think.

Unless you have parents who can assist you with a deposit for your first home, you will need to save for a 20% deposit. This will help you avoid Lenders Mortgage Insurance which can cost tens of thousands over the life of your loan.

6 STEPS TO BUYING A HOUSE

1. Determine how much deposit you can afford.
2. Work out what you can borrow based on your income and financial commitments. Don't forget Stamp Duty and other one-off expenses.
3. Shop around for the best home loan rate - compare fees too.
4. Find a house to buy.
5. Negotiate to buy your house.
6. Settle on your new home.

WHAT CAN YOU AFFORD?

Research house prices in areas you want to live or invest to get a general idea and help you set a goal. There are many real estate websites that make this first research easy. You might be surprised at the difference in purchase prices between suburbs so consider looking at more affordable suburbs to begin with. Check out the moneysmart.gov.au mortgage calculator: https://moneysmart.gov.au/home-loans/mortgage-calculator

FINDING A HOME LOAN

When looking for a good deal on a home loan (mortgage), the interest rate matters. A home loan is a long-term debt so even a small difference in interest adds up over time. Do your research and compare home loan rates. Contact at least two different lenders to get loan options personalised for your situation.

Consider getting help from a mortgage broker to find loan options for you. Getting loan pre-approval from a lender can also be helpful. Be prepared to provide evidence of your current financial situation so the lender can assess your ability to repay the loan.

REMEMBER:

- Buying your own home doesn't just have to be a dream. You can make it a reality
- Be open to looking at affordable suburbs
- Do your research on home loans and interest rates
- Ask an expert for help
- Read up on your State's offers for first home buyers

SOLD

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