

# Graduate Loan

Start with a 2% deposit



We believe that everyone deserves the chance to own their own home. Whether you're starting out or starting over, your deposit can be as little as 2%.

If you have a Certificate III or higher, no matter when you received it, our Graduate Loan can help.

## 1. Make extra repayments, fee-free

You can repay your loan earlier at no extra cost, as we don't charge fees for making additional repayments.

The total amount of voluntary repayments is unlimited for variable rate loans and capped at \$10,000 a year for fixed rate loans.

## 2. Redraw funds if you need

You may be able to access the extra repayments you've made using our redraw facility on eligible loans. We're happy to answer your questions about how it works, and our terms and conditions.

## 3. Choose your interest rate option

You can choose an option that works best for you.

We offer, variable interest rates, fixed interest rates over one to three years and split interest rates (a mix of variable and fixed interest rates).

See our latest interest rates at [homestart.com.au](https://www.homestart.com.au).

## 4. Save on Lenders Mortgage Insurance (LMI)

LMI is insurance that covers the lender if the borrower can't repay their loan and it's an expensive cost on top of the amount you're borrowing.

You can save thousands of dollars in upfront costs with our loans because HomeStart does not require LMI.

Any applicable stamp duty and any fees and charges are payable by you and are not included with the deposit.

## Building your home

### Build with our participating builders

If you're a first home buyer and building your home or buying a house and land package with one of our partner builders, your deposit starts at 2%.

You can also enjoy additional benefits if you choose a house and land package with one of our partner builders:

- ✔ Pay less interest on fewer progress payments.
- ✔ Later settlement on your land means you pay less interest.
- ✔ Fixed build price for your peace of mind.

### Choose your builder or buy land

If you want to buy land and build later, or choose your own builder, your deposit starts at 5%.

If you wish to select your own licensed builder, you can buy a block of land now and build on it at a later stage. This gives you an opportunity to save money and reduce your home loan balance before you start building.

Whether you're choosing your own land and builder or buying a house and land package, we can help you get started.

### 1. No repayments for 12 months

It's challenging to pay rent while building a home. If you choose this loan, you don't have to make repayments for the first 12 months of building or until your home is complete – whichever comes first.

### 2. Are you a first home buyer?

You may be eligible for the First Home Owner Grant of up to \$15,000 towards your deposit, fees and charges for building a home. We can tell you more about the Grant and help you to apply.

### 3. Save on stamp duty costs

If you are a first home buyer and choose to build your own home, you may be eligible for stamp duty relief, potentially saving you thousands. Alternatively, if you purchase a newly built or off-the-plan home, you may also be eligible.

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## The HomeStart difference

### Repayment Safeguard

The certainty of our Repayment Safeguard makes budgeting and managing your finances easier once you've purchased your own home.

With HomeStart, your initial repayments are set for the year based on what you can afford, without a fixed loan term. Changes in interest rates won't impact your repayments (they remain the same for 12 months) but can impact the duration of your loan – if rates go down, you can pay off your loan faster but if they go up, it might take longer.

Each year on your loan anniversary, we review your repayments and adjust them in line with inflation. We will let you know your adjusted repayment amount for the upcoming year before it changes.

### Additional loan options

When you take out a home loan with us, you may also be eligible for one of our additional loans. This can give you more options by increasing your budget, or helping towards upfront fees, costs and charges, like stamp duty.

#### Boost your budget

- Shared Equity Option
- Advantage Loan

#### Help with upfront costs

- Starter Loan



## To be eligible for the Graduate Loan, you'll need to:

- Hold a Certificate III, diploma, degree or higher qualification. This can be from a University, TAFE or other Registered Training Organisation. We'll need to see your Official Academic Transcript or Certificate.
- Buy or build a home to live in, or purchase land within South Australia.
- Be aged 18 years or over.
- Have a regular income (which can include Centrelink Benefits)
- Not own another property.
- Have a clear credit history.

## You'll also need to have:

- Australian citizenship
- A Permanent Residency visa, or
- A Skilled Migrant visa.

## Contact us

1300 636 878

[homestart.com.au](http://homestart.com.au)

 HomeStart

 Government of South Australia