# Guide to buying a home

Here is a brief guide to the typical steps in the home buying process

Saving your deposit

Visit our blog for saving and budgeting tips to help you get started homestart.com.au/mystart

Applying for a loan

Call 1300 636 878 to speak to a consultant, and if you're ready, we'll schedule an appointment for you to meet with a Loan Consultant

Gather the required documents for your appointment, and confirm appointment time

Find a house

Buying a house

Receive Pre-Approval from HomeStart

Meet with a Loan Consultant to have your documents assessed

Make an offer

If you've decided to buy, sign the contract "subject to finance" and other conditions of your choice such as a satisfactory building and pest inspection

Hire a conveyancer and send their details to your Loan Consultant

Pay the deposit to the real estate agent

If buying an existing house, organise building insurance with HomeStart Finance as mortgagee on the policy and forward a copy to your Loan Consultant

Insurance

If buying a unit or apartment, get a copy of the insurance from your real estate agent and forward this to your Loan Consultant

Forward a copy of the contract to your Loan Consultant

Organising your loan

HomeStart will arrange a property valuation

Receive Full Approval from HomeStart

Read, check and sign your mortgage documents and return them to HomeStart

Consider Loan Repayment Protection insurance

Celebrating your new home

Move in!

Organise removalist and utilities

Settlement



Contact us 1300 636 878 homestart.com.au



# The HomeStart Difference

#### Move in sooner for less

Our deposits start from as little as 2% of the cost of the home if you're buying a property and 5% if you're building.\*

HomeStart does not charge LMI, which could also save you thousands on upfront fees. Lenders' Mortgage Insurance (LMI) is a fee that most banks and credit unions charge to protect themselves in case you default on your loan.

For example, the graphic below shows LMI costs for a \$400,000 property with a \$380,000 loan amount (5% deposit):

**Tip:** make sure you understand what government fees and other charges are required when buying your home.

#### Cost of LMI vs. LPC

LMI figures are approximate only; assumptions are based on property value of \$400,000, loan amount of \$380,000 which is 95% of the property value for a first home buyer. Figures sourced online and are correct as at 18 May 2022.

## Take the stress out of repayments

We help take the stress out of paying off your loan with our Repayment Safeguard.

Instead of linking your repayments to interest rates, we work out your initial repayments based on what you can afford. Usually, the only change will be an adjustment for inflation once every 12 months.

So, if interest rates go down, you'll pay off your loan faster. If they go up, it'll take a little longer (unless you choose to make voluntary repayments). Either way, you'll stress less.

# Live where you want sooner

Location and size are two important considerations when buying your own home.

The good news is HomeStart's Advantage Loan could boost your borrowing power and let you live where you want, sooner.

**Tip:** we also offer other options for those on a limited income, such as our Starter Loan and Wyatt Loan.

## Refinance with a bank when you're ready

HomeStart is here to help you get started on your home ownership journey, and we understand your circumstances might change over time.

This means we're happy if you decide to refinance with another lender after a few years with us, when you've built up enough equity.