



PROFESSIONAL
LENDING SOLUTIONS

I WANT TO BUY MY FIRST HOME

First home owners need the right support

71%

of first home
buyers are looking
for more support

37%

aren't sure about
what government
grants they may
be eligible for

46%

are uncertain how
to get the best
mortgage deal

Do you need to save a full 20% for your first home's deposit?

What government assistance is available for first home buyers?

What is Lender's Mortgage Insurance?

What is a family guarantee, and should you use one?

What other costs should I keep in mind?

Do you need to save a full 20% for your first home's deposit?

Although a 20% deposit is preferred by many lenders, it does not mean you are locked out of the housing market if you haven't saved up the cash yet. There are many options available for first home buyers wanting to purchase property including using a guarantor, accessing a grant or paying for Lender's Mortgage Insurance.

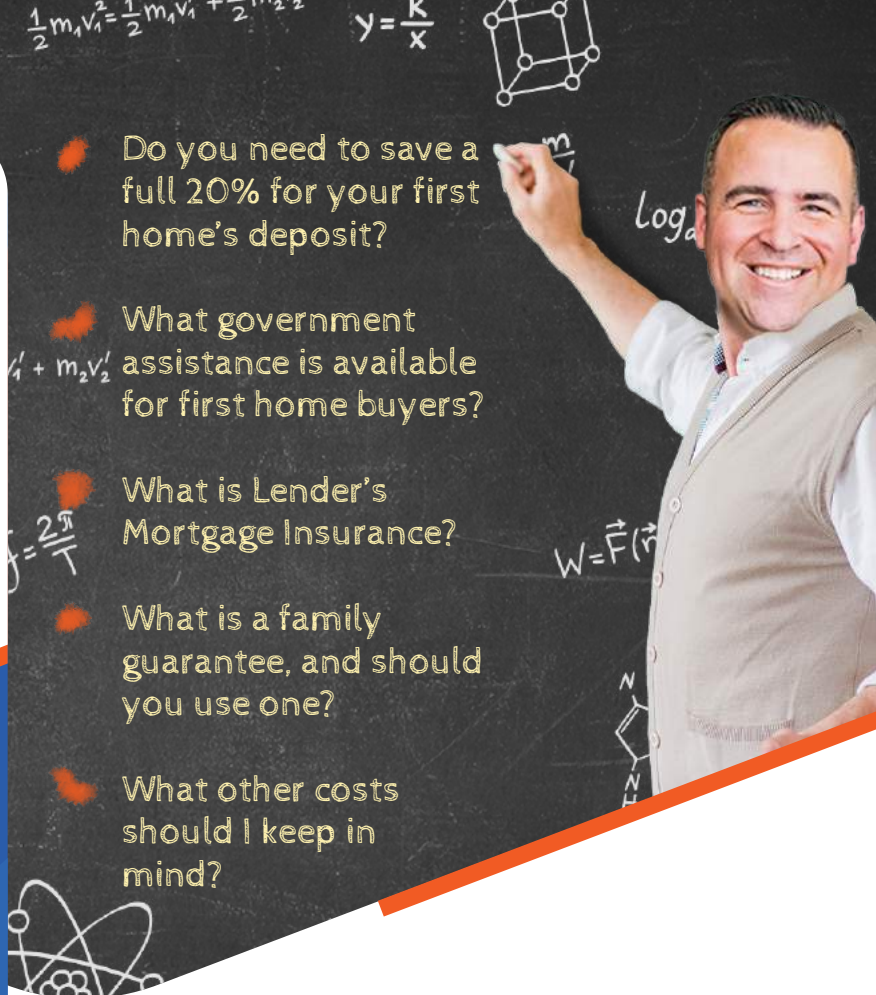
What government assistance is available for first home buyers?

At time of print, there were a range of incentives and discounts available for first home buyers including:

- **First Home Loan Deposit Scheme:** Allows eligible participants to obtain a home loan with a 5% deposit, without having to pay for Lender's Mortgage Insurance. This scheme, which launched in early 2020, accepts the first 10,000 applicants of each financial year who meet the specified criteria
- **Queensland First Home Concession:** Reduces the amount of stamp duty (also known as Transfer Duty) that first home buyers are required to pay
- **Queensland First Home Owners' Grant:** A \$15,000 cash grant available to all Queensland first home buyers who opt to purchase or build a brand-new home

What is Lender's Mortgage Insurance?

Buying property without the required 20% deposit could see you paying Lender's Mortgage Insurance. This is a type of insurance policy that is designed to protect the lender in case you default on your home loan, and they repossess the property. While some say good things come to those who wait it is also true that the early bird catches the worm. Those who wait will undoubtedly save money but by saving the bare minimum you potentially can build a capital gain in a rising property market.



What is a family guarantee, and should you use one?

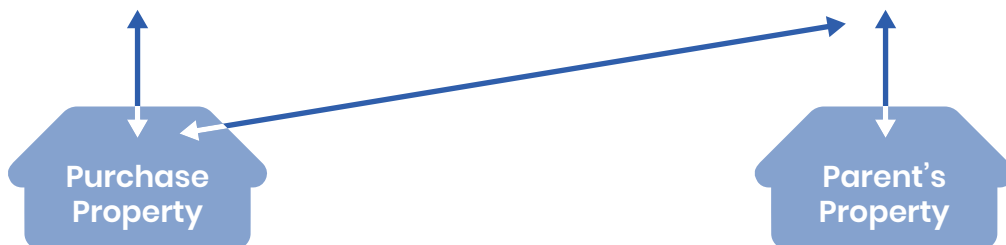
A guarantor is someone (usually a close relative) who is willing to use the equity in their own home as security against your home loan. With a guarantor, a first home buyer can borrow up to 100% of the property purchase price without having to pay for Lender's Mortgage Insurance. For this reason, a guarantor can be a great option for first home buyers who haven't yet saved a 20% deposit and who are not eligible for the First Home Loan Deposit Scheme.

Loan 1

Loan amount: 80% of the purchase price.
Term: 30 years.
Security: Purchase Property.

Loan 2

Loan amount: 20% of the purchase price + Solicitor and Government charges.
Term: 30 years.
Security: Purchase Property and guarantor's property.



Other than the deposit, what other costs should I keep in mind when buying a house?

Buying

- Pest & Build inspection fee
- Solicitor or legal costs
- Title transfer fee and registration fee
- Stamp duty (if applicable)
- Adjustments to costs such as land and water rates or body corporate fees
- Lenders Mortgage Insurance (LMI)

At Professional Lending Solutions, we estimate the costs when buying so there shouldn't be any surprises at settlement.

Owning

- Council Rates
- Water Rates
- Insurance – building and contents
- Loan repayments
- Repairs and maintenance

There are ongoing costs as a home owner so remember to budget for not only the repayments but additional costs too.

Benefits of using Professional Lending Solutions for your First Home

We will save you time and the hassle of researching everything yourself. We will find the most competitive interest rate and best home loan option for you.

- We have access to deals from all the major lenders, as well as many smaller lenders you may not have even heard of that offer competitive home loans
- We give you peace of mind that you are in the best position to get an approval the first time
- We have the industry experience to understand what you need as a first home buyer applying for possibly the largest loan you'll ever need
- We protect your credit score by ensuring we do the work upfront. This ensures you don't have multiple enquiries
- We not only provide you with the best interest rate available, we also compare fees and charges, terms and conditions and beneficial features so you get the best result

For expert home loan advice from a broker you can trust, talk to the team at Professional Lending Solutions today for a personalised and free service.

Contact us



07 5597 6049



0421 934 033



md@professionallendingsolutions.com.au



Shop 3D 47 Ashmore Road, Bundall 4217, QLD Australia



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