

Joe Bloggs's Borrower Profile

Name	Joe Bloggs
State	NSW
Summary	<p>Employment: You have selected full time as your current employment status.</p> <ul style="list-style-type: none"> Most lenders require that borrowers have a strong employment history. As you have been employed full time with the same employer for 5 years, this should support your loan application. <p>Borrower Type You are first homebuyer</p> <ul style="list-style-type: none"> As a first home buyer you are eligible for certain concessions and the first home buyers grant. The amount will depend on your state government. For more information go to www.firsthome.gov.au Remember, the concessions and grants can change depending on the value of the property you are looking to buy. To apply for the First Home Owners Grant, you can either apply directly to the government yourself, or apply through your lender. In order to apply for the grant, you will need to post in the original grant application form; a certified copy of the contract of sale; and 100 points of ID. <p>Preferred Loan Type: You have selected standard variable as your preferred loan type.</p> <ul style="list-style-type: none"> This is the most common loan type. Most lenders will require documents including pay slips, group certificates or tax returns and proof of savings to determine a pre-approval of your loan. <p>Credit History: You have indicated that you have no defaults.</p>
Borrowing Power	<p>Monthly income (after tax) \$60000</p> <p>Less monthly expenses \$1500</p> <hr/> <p>Maximum monthly repayment \$58500</p> <p>It is recommended that your monthly repayments on your mortgage do not exceed 30% of your total income.</p>
Loan Details	<p>Property value price range \$300000 to \$300000</p> <p>Less Deposit saved \$60000</p> <hr/> <p>Desired Loan Amount \$240000 to \$240000</p> <p>Loan-to-Value Ratio 80%</p> <p>Loan Term 30 years</p>
Costs	<p>Upfront Costs</p> <p>Deposit \$60000</p> <p>Lender fees Dependent on lender</p> <p>Lenders Mortgage Insurance Lenders mortgage insurance may be payable if your loan-to-value ratio is greater than 80%</p> <p>Government Costs</p> <p>Property Stamp Duty Stamp duty may not be applicable as you are a first home owner. See www.firsthome.gov.au for more information.</p> <p>Registration fees (est) \$270</p> <p>Title transfer fee Dependant on state</p> <p>Less FHOG (if eligible) \$14K to \$21K depending on state and property type. See www.firsthome.gov.au to see if you qualify and to review the increased grants</p> <p>Additional Funds You may require additional funds to cover government costs, LMI, and any lender fees. Remember to show your lender evidence of these funds, such as a bank account statement of your savings account.</p>

Step by Step Loan Process

Step 1

Shop around

Research all the available loans on the market to find the best one for your situation. This borrower profile is the first step in the right direction. You can use this profile and the comparison table provided to compare loans from a range of different lenders. Make sure to ask about any fees and charges which may apply.

Some helpful sites for researching loans:

- <http://www.infochoice.com.au>
- <http://www.cannex.com.au>
- <http://www.yourmortgage.com.au>
- <http://www.ratecity.com.au>

Step 2

Get Pre-Approval

Once you have selected the lender best suited to your situation, ask for a pre-approval. The lender will then take an application from you, and you may have to provide any relevant paperwork.

Once your paperwork has been assessed by the lender, you will know exactly how much you can borrow.

Step 3

Check for any government fees/grants and Lenders mortgage insurance

Your lender should be able to give you an approximate figure of any government fees/grants and/or Lenders Mortgage Insurance costs associated with your loan.

Some helpful sites for determining the government costs:

- [NSW Revenue Office](#)
- [QLD Revenue Office](#)
- [VIC Revenue Office](#)
- [TAS Revenue Office](#)
- [WA Revenue Office](#)
- [NT Revenue Office](#)
- [ACT Revenue Office](#)
- [Revenue SA](#)

Step 4

Go Shopping!

Now you have your finance secured, you can start looking for properties. Most pre-approvals will last for 3 months, so you can take some time to ensure you find your perfect property.

Good sites for finding properties for sale:

- <http://www.domain.com.au>
- <http://www.justlisted.com.au>
- <http://www.homehound.com.au>
- <http://www.myhousehunt.com.au/>

Step 5

Make an offer on the property

If the offer is accepted, arrange for your conveyancer to start arranging inspections and checks of the property and contract, and exchange contracts.

Useful sites to help you check property values:

- [Domain home price guide \(NSW\)](#)
- [Domain home price guide \(VIC\)](#)
- [Domain home price guide \(QLD\)](#)
- [OnTheHouse.com.au](#)

Step 6

Keep your lender up date

Let your lender know that you have found a property, inform them of the property agents name, your conveyancer details, and any other parties involved.

You will also have to supply your lender with a signed copy of the contract of sale, and if more than a month has past since your pre-approval, you will also have to supply your most recent payslip.

You should also arrange home insurance if you are purchasing a house, and supply your lender with these details. If you are purchasing a unit, the strata will cover insurance; however your lender may still need those details to proceed with the loan.

Step 7

First Home Owners Application

At this stage, you should complete the First Home Owners Grant application and send it back as early as possible to ensure settlement is not delayed. Your Lender or conveyancer can supply you with the application form.

For more information on the First Home Owners Grant and concessions, visit

<http://www.firsthome.gov.au>

Step 8

Property Valuation

Your lender will arrange for an independent valuer from their panel of approved valuation companies to visit your property.

Step 9

Formal Approval

Once the valuation report has come back positive, and all conditions met with your lender, your loan will be formally approved. Congratulations!

Step 10

Loan Documents and Settlement

Your lender will then send you your loan documents to be signed and returned. They will then liaise with you and your solicitor until settlement.

Lender Comparison

	Lender 1	Lender 2	Lender 3	Lender 4
Lender Name	myrate			
Product Name	Standard Variable			
Upfront Costs <i>(excludes Govt Duties/Charges)</i>				
Application Fee	\$0			
Valuation Fee	\$0			
Legal Fee	\$0			
Legal Disbursements	\$115-\$250			
Settlement Fee	\$0			
Total	\$115-\$250			
Ongoing Costs				
Rate	5.88%			
Plus Monthly Fees	\$0			
Monthly repayment on desired loan amount*	\$1420			
Total repayment on desired loan amount*	\$511365			
Exit Costs				
Discharge Fee	\$250 + legal fees			
Exit Fees	Year 1: 1% of loan Year 2: 0.8% Year 3: 0.6% Year 4: 0.4% Year 5: 0.2% Year 6+: \$0			
Product Features				
Additional Repayments	Y - Free!			
Salary Crediting	Y			
Application Process				
Can Apply Online	Y			
Can Get Home Visit	N			
Can Apply Over Phone	Y			
Can Apply At Branch	N			
Consultant	MyRate Home Loans 1300 663 558 enquiries@myrate.com.au			