

The Borrower's Guide to Owning Your First Home



Tasmanian edition, updated October 2026



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Hi from Cam, Riley & Kaya

Most first home buyers we sit down with have already spent a few nights scrolling realestate.com.au, and a few more trying to work out what the government will actually give them. Usually they come away with more questions than answers, which is fair enough.

The rules moved around a fair bit this year, especially here in Tasmania, so we've rewritten this guide for 2026. It's not meant to be read in one sitting. Skim the parts that matter to you now and keep the rest for later, the settlement checklist at the back gets used more than you'd think.

The three of us run Fortify together, and between us we've helped a lot of Tasmanians into their first place. If something doesn't make sense or you want to know what it means for you, give any of us a call. There's no cost to have a chat.

Cheers, Cam, Riley & Kaya

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What's changed in 2026

If you started looking last year, a few things have moved since. This is the short version, and most of it is covered in more detail further in.

\$0 → \$22.5k

Tasmania's stamp duty exemption for first home buyers on established homes up to \$750k only applies to purchases that **settled** by 30 June 2026. It hasn't been replaced, so if you settle after that date, even on a contract signed earlier, you pay duty. On a \$600k home that's roughly \$22,500.

\$20,000

The Tasmanian First Home Owner Grant for brand new homes, for transactions that start between 1 July 2026 and 30 June 2027. It was \$30k last year.

5% deposit, no LMI

The federal 5% Deposit Scheme has no income caps and no limit on places anymore. The price cap is \$700k in Hobart and \$550k in the rest of Tasmania.

Help to Buy

The federal shared equity scheme went live in Tasmania on 9 June 2026. The government can own up to 40% of a new home or 30% of an existing one with you.

4.60%

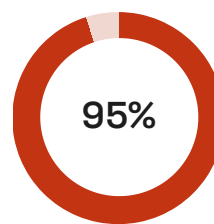
The RBA cash rate after the 29 September rise, the fourth increase this year. That flows through to variable rates and to how much the banks will lend you (page 8).

\$752k

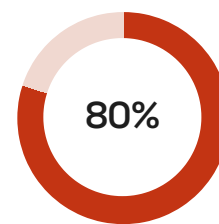
Hobart's median dwelling value at the end of August (Cotality). That's above the \$700k scheme cap, but the median unit is about \$599k, so units and the outer suburbs are where a lot of first home buyers are landing (page 6 explains what counts as Hobart).

Your deposit

The first question nearly everyone asks us, and the answer is usually less than people think.



Borrow up to



No LMI below

How much do I actually need?

The old rule was 20%, and if you have it that's great, because borrowing 80% or less of the value means no lenders mortgage insurance (LMI). Most first home buyers don't have 20% though, and that's fine.

Plenty of lenders will go to 95%, so a 5% deposit, but you'll pay LMI on top. If you qualify for the government's 5% Deposit Scheme (page 6) you can buy with 5% and skip the LMI altogether, which is the main reason it's so popular.

What's LMI and who does it protect?

It protects the lender, not you. If the loan goes bad and the house sells for less than what's owed, LMI covers the bank. It doesn't help if you get sick or lose your job. It's usually added to the loan, and on a 95% loan it can run into the tens of thousands.

Genuine savings

Most lenders want to see you've saved at least part of the deposit yourself over about three months. It shows them you can keep up with repayments. A gift from family or a grant usually doesn't count towards that bit, but rent paid on time sometimes can (next page).

Example: a \$650k home in Hobart with 5% down

Deposit (5%)	\$32,500
Stamp duty (no concession anymore)	\$24,623
Conveyancer, inspections, fees (allow approx)	\$3,500

Cash needed **approx \$60,600**

Loan of \$617,500 through the 5% Deposit Scheme, so no LMI. At today's rates that works out to roughly \$3,900 a month on a 30 year loan, depending on the lender.

Worth pointing out, the stamp duty in that example is now nearly as big as the deposit. For anyone who settled by 30 June it was zero on most Hobart homes, so if a bank or a calculator gave you a figure earlier in the year, get it redone.

We'd much rather you come in early, even if buying is a year off. We can tell you what you're aiming for and which scheme fits, and it saves a lot of guesswork.



Don't have 5% yet? A few other ways in

Family guarantee

Mum and dad (usually) use some of the equity in their own home as extra security for your loan. That can let you borrow up to 100% of the price, plus costs with some lenders, and there's no LMI.

It's a big help but it isn't free of risk. If things go wrong and the house sells for less than the loan, the bank can go to your guarantors for the shortfall, up to the amount they guaranteed. Most lenders want them to get independent legal advice first, and we'd recommend that anyway. The good news is the guarantee is normally released once you've built up around 20% equity.

A gift from family

Lots of lenders accept gifted money as part of the deposit. You'll typically need a signed gift letter saying it's not a loan, and the money sitting in your account before you apply.

Rent as genuine savings

Saving a deposit while you're paying Hobart rent is hard, and some lenders get that. If you've paid rent on time for 6 to 12 months through an agent, they may treat your rental ledger as proof you can handle repayments, in place of the usual three months of savings.

Single parents, 2% deposit

Single parents and legal guardians can buy with a 2% deposit, no LMI, through a stream of the 5% Deposit Scheme. Like the main scheme there's no income cap or waitlist, the same price caps apply, and you don't need to be a first home buyer, you just can't own a property when it settles.

Shared equity

Help to Buy and Tasmania's MyHome scheme let you buy with as little as 2% down, with the government owning part of the home with you. More on both over the page.

Government help in Tasmania

There's more on offer than most people realise, but the schemes don't all stack together and each has its own price and income limits. This is where a quick chat with us usually saves the most time.

FEDERAL

5% Deposit Scheme

- Buy with 5% down and no LMI
- No income caps and no limit on places since October 2025
- Price cap \$700k in Hobart, \$550k for the rest of Tasmania
- First home buyers, or anyone who hasn't owned property in the last 10 years
- Has to be your home, not an investment

FEDERAL

Help to Buy

- Government owns up to 40% of a new home, or 30% of an existing one
- 2% minimum deposit, no LMI
- Income caps of \$103k single, \$165k for couples and single parents
- Same price caps, \$700k Hobart and \$550k rest of Tas
- Only a small number of lenders on board so far, sing out and we'll tell you where it's at

HOMES TASMANIA

MyHome shared equity

- Homes Tasmania puts in up to 40% (max \$300k) for a new build or 30% (max \$150k) for an existing home
- 2% deposit, loan through Bank of us. Price cap \$750k for existing homes, \$800k for new
- Income limits for existing homes are about \$103k single and \$118k for a couple, higher with kids or for new builds. Updated each July

STATE

First Home Owner Grant

- \$20,000 towards a brand new home, or building one
- Transactions starting 1 July 2026 to 30 June 2027
- You have to live in it for at least six months, starting within 12 months
- Can be used alongside the federal schemes

What counts as Hobart?

For the \$700k cap, "Hobart" goes well past the city. Kingston, Margate, Snug, Brighton, Bridgewater, Sorell, Dodges Ferry and New Norfolk all get the \$700k cap. Huonville, Cygnet and further out are \$550k. It goes by suburb, so check yours on the postcode tool at firsthomebuyers.gov.au or ask us.

Can I use more than one?

Generally you pick one of the 5% Deposit Scheme or Help to Buy, not both. The grant and super saver can usually sit alongside either. Shared equity means a smaller loan but you'll eventually buy the government's share back, so we'll run both ways for you to compare.

Stamp duty & the cost of buying

The first home buyer exemption only covered established homes that **settled** by 30 June 2026. If you settle after that, you pay duty at the normal rates, even if you signed the contract in June. It's due at settlement, it comes out of your own pocket, and it can't usually be added to the loan.

Purchase price	Stamp duty (approx)
\$450,000	\$16,123
\$550,000	\$20,373
\$600,000	\$22,498
\$650,000	\$24,623
\$700,000	\$26,748

Based on the State Revenue Office general rates for October 2026. Check the SRO calculator or ask us for your exact figure.

Is there any way around it?

Not for an established home right now. If you're building though, you normally only pay duty on the land when the land and the build are on separate contracts, which is a big part of why a lot of first home buyers are looking at house and land, and you'd get the \$20k grant on top.

We think there's a fair chance the government revisits this, there's been plenty of pressure, but we wouldn't plan around it.

Other costs to budget for

Lender fees

Application and valuation fees, some lenders charge none, some a few hundred dollars.

Government fees

Registering the transfer and the mortgage with Land Titles, plus title searches.

Conveyancer or solicitor

Get a couple of quotes, they vary more than you'd expect.

Building & pest inspection

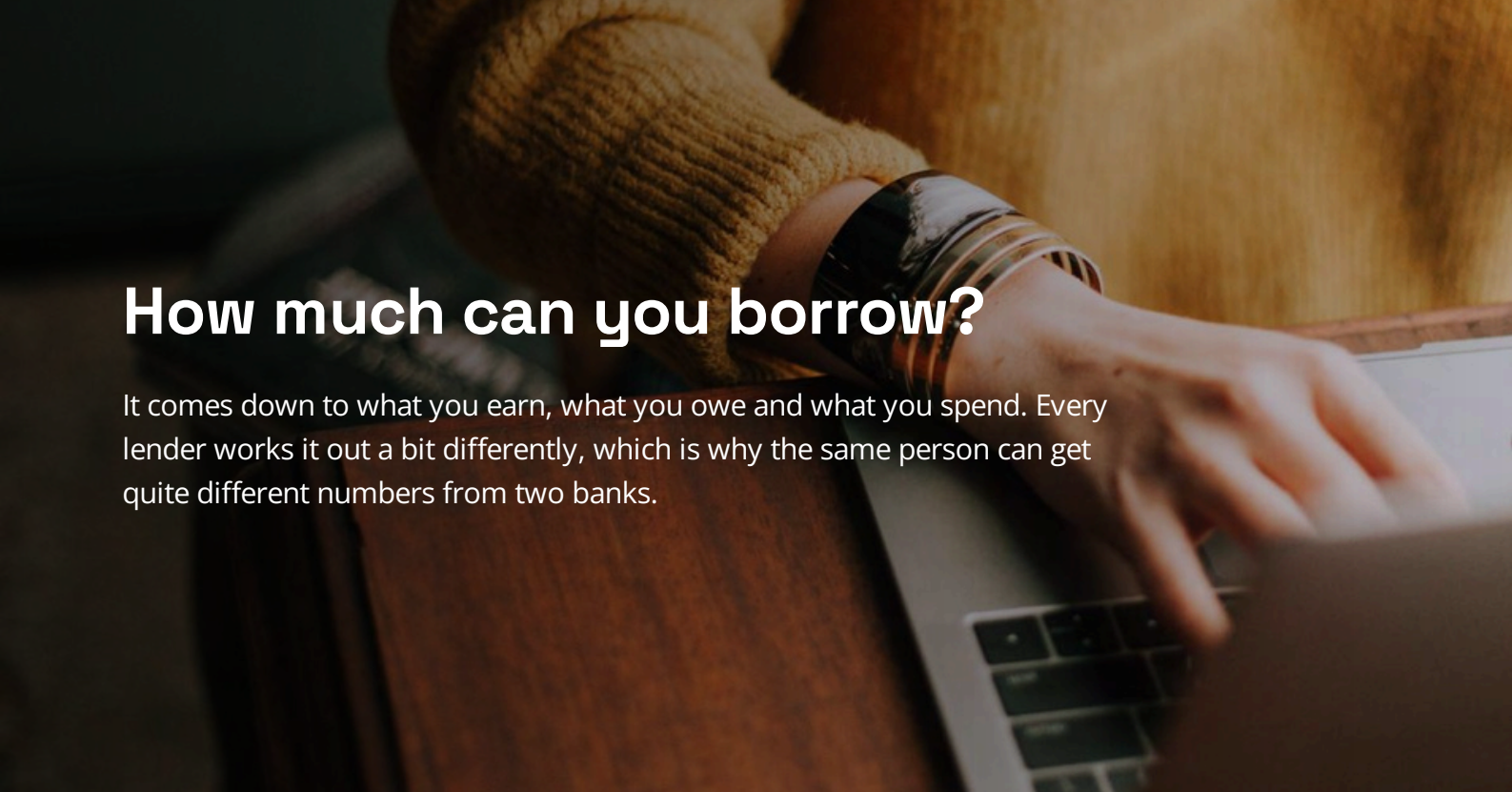
Usually a few hundred dollars and worth every cent, especially on older Hobart homes. Strata report if it's a unit.

LMI

Only if you're borrowing over 80% outside a government scheme.

And the stuff people forget

Removalists or a trailer and some mates, utility connections, council and water rates adjustments at settlement, building insurance from settlement day, and a fridge, washing machine or couch if you're moving out of home.



How much can you borrow?

It comes down to what you earn, what you owe and what you spend. Every lender works it out a bit differently, which is why the same person can get quite different numbers from two banks.

Your income

Base salary is easy. Overtime, bonuses, allowances and commission are where lenders differ, some only count 80% of overtime while others will use all of it for people like nurses and police. If you're self-employed most lenders want two years of tax returns, some will go on one year, and a few will work off BAS or an accountant's letter.

What you owe

Credit cards count at their limit, not the balance, so a \$10k card you never use still knocks a chunk off what you can borrow. Car loans, personal loans and Afterpay all count too. Closing the card you don't need before applying is one of the easiest wins there is.

What about HECS?

It used to count against everyone. Now a few of the big lenders will ignore the repayment if your HECS will be paid off within about 12 months, and some go off the balance instead, ignoring it under \$15k to \$20k. If you're close, it's worth checking your balance on myGov before you apply.

Your living expenses

Lenders look over your last three months of statements to see where the money goes. They're not judging the takeaway, but they will use what they see, so tidy things up a few months before you apply. They also test you at around 3% above your actual rate, to make sure you could handle rises.

Example: roughly what can I borrow?

A couple on \$75k each, no kids, no debts, with a typical spend: usually somewhere around **\$750k to \$800k**.

A single person on \$90k with no debts: usually around **\$450k to \$500k**.

Ballpark only. It moves with rates, your spending and the lender, so we'll run your actual numbers.

How much should you borrow?

Not always the maximum. The bank's buffer doesn't know you're planning a family in a couple of years, or that you go home to see family overseas every year. With the cash rate up a full 1% this year, we'd rather set you up with a loan you can live with than one that stretches you to the limit.

Tips for saving

1

Work out where your money actually goes. Most banking apps sort spending into categories now, have a play with it.

2

Set up a separate high interest savings account and pay it first, on payday, by automatic transfer.

3

Go through the subscriptions. Streaming, gym, phone plan, the app you forgot about. It adds up quicker than you'd think.

4

Put your tax refund straight in the deposit account rather than spending it.

5

If you're a few years off, look at the First Home Super Saver scheme. Extra super contributions, up to \$15k a year and \$50k all up, can later come out for a deposit. Ask the ATO for a determination early, it takes a while.

6

Be realistic. A budget you can't stick to is worse than no budget, so keep a bit for the things you enjoy.

Picking the right loan

Banks can only offer their own products. We compare more than 70 lenders, so the conversation is less about which bank and more about which features you actually need. These are the four questions we work through with nearly everyone.

Variable, fixed or a split?

Variable moves with the market and is usually more flexible. Fixed gives you certainty for a set time but limits extra repayments. Plenty of people split it.

Principal & interest or interest only?

For a home you live in it's almost always principal and interest. Interest only costs more over the life of the loan.

Offset or redraw?

An offset is a transaction account linked to the loan, every dollar in it reduces the interest. Redraw lets you take back extra repayments. Offsets are handier, but sometimes cost more.

Basic or package?

Packages bundle an offset, credit card and rate discount for an annual fee, often around \$395. Worth it on bigger loans, not always on smaller ones.



Pre-approval

Once you know your deposit, what you can borrow and which scheme you're using, the next step is pre-approval (some lenders call it conditional approval or approval in principle). The lender looks over your income, debts, spending and credit history and says yes, we'd lend you up to this much, subject to the property.

It usually lasts around 90 days and can normally be extended. It also gives you a firm budget to shop with, and agents take you more seriously when you have one.

What can go wrong after it?

Pre-approval isn't a guarantee. Until settlement, please talk to us before you change jobs, buy a car, take out a new credit card or Afterpay, or go guarantor for anyone. We've seen a new car on finance wipe out a pre-approval a week before someone found the right place.

What we'll need from you

- ID, we send a secure link for this
- Your two latest payslips, or tax returns if you're self-employed
- Three months of bank statements
- Details of any cards or loans

The full list is on page 18.

Getting a conveyancer

Your conveyancer or solicitor handles the legal side. They check the contract and title, do the searches, work out the rates and duty, and look after settlement with the lender and the seller.

Line one up before you start making offers. In Tasmania there's no cooling-off period, so it really helps to have someone read the contract before you sign, not after (more on that on page 12).

If you don't have someone, ask us. We work with a few local conveyancers who are good with first home buyers and get back to people quickly.

Our tip

Get your pre-approval sorted before you go to open homes. If you find the one on a Saturday, you want to be able to put an offer in on Monday.



Choosing your property

Pre-approval in hand, now the fun part. A few things that help, most of them learnt the hard way by someone.

Stick to the budget

Look at places that fit your pre-approval, not the ones \$50k over. It's easy to talk yourself up at an open home.

Must haves vs nice to haves

Write both lists before you start. Two bedrooms and parking might be a must, a second bathroom might be a nice to have.

Know the area

Set up alerts on realestate.com.au and Domain, and go to a lot of open homes, even ones you won't buy, so you get a feel for what things actually sell for. Get to know the agents too, in Hobart a fair few places still sell before they're widely advertised.

Older homes and units

A lot of Hobart housing is older, think weatherboards in Moonah and New Town or brick units in Glenorchy. Get a building and pest inspection every time, and for units a strata report, so you know about any upcoming building works or levies before you buy.

Check the overlays

Bushfire and landslip zones on the hills, flood risk near rivers and creeks, and heritage listings can all affect insurance, renovations and sometimes whether a lender will go to 95%. Your conveyancer's searches will pick these up, but it's good to ask early.

Negotiate

It's normal to negotiate on price in a private sale. If you're not comfortable doing it, bring along someone who is.

Making an offer in Tasmania

Most homes in Hobart sell by private sale, either with a price, offers over, or a set date sale where everyone puts in their best offer by a deadline. Auctions happen but they're far less common here than in Melbourne or Sydney.

No cooling-off period

This is the big one for Tasmania. Most other states give you a few days to back out after signing. Here there's no statutory cooling-off, so once you've signed and the seller accepts, you're committed to whatever's in that contract.

That's why the conditions you put in your offer matter. In a private sale you'd normally ask for it to be subject to finance and subject to a building and pest inspection, with enough days to actually get them done. Your conveyancer can help set these up.

Subject to finance, how long?

We usually suggest asking for 14 to 21 days. Even with pre-approval the lender still needs to value the property and sign off, and with schemes like the 5% Deposit Scheme there's an extra step. If the agent pushes for less, give us a call before you agree.

Deposit on signing

The seller usually asks for a deposit when the contract's signed, often up to 10% but in Tasmania it's frequently less, and it's held in the agent's or conveyancer's trust account. If you're buying with 5% and need that money for settlement, talk to us, a deposit bond might help.

Buying at auction

There's no subject to finance at an auction. If you're the highest bidder you sign on the day and pay the deposit, so all the homework has to be done beforehand.

1

Set your limit and stick to it, whatever happens in the room

2

Get the building and pest done before auction day

3

Have your conveyancer read the contract beforehand

4

Make sure your pre-approval is current and the lender is happy with the property type

5

Have the deposit ready, or a deposit bond organised

Set date sales

Common in Hobart when the market's busy. Everyone puts in their best offer by a deadline and you usually only get one shot, so work out your number with us beforehand and put your conditions in writing with the offer.

Missed out?

It happens to most people at least once. Your pre-approval doesn't get used up, so as long as it's still current you can go again next weekend. Just let us know, so we can check it hasn't expired.



From approval to settlement

Unconditional approval

Once your offer's accepted we send the contract to the lender. They'll organise a valuation and recheck anything that's changed since pre-approval. They might ask for an updated payslip or statement, and the faster you send it the faster this goes.

What if the valuation comes in low?

It happens. If the bank values the place below what you paid, they lend on the lower figure, and you'd need to cover the gap. Sometimes we can ask for a review or try another lender. This is one reason subject to finance clauses matter so much in Tasmania. Riley wrote a good piece on this, scan the code on the right to read it.

Loan documents

Once approved, the lender sends out your loan contract. We'll go through it with you, the rate, fees, product and any special conditions, before you sign. We're not lawyers, so anything about the property contract goes to your conveyancer.

Settlement day

Settlement is usually 30 to 60 days after signing in Hobart, though it can be shorter or longer by agreement. On the day it all happens online between the lender, your conveyancer and the seller's side. You won't need to be anywhere, you just get a call that it's done and then you can pick up the keys from the agent.

Before the day

- Your share of the funds in the nominated account a couple of days early
- Building insurance in place from settlement, with the lender noted
- Final inspection, ideally a day or two before
- Notice given on your rental, if you're renting

The full checklist is on page 18.



What happens at a bank valuation?

Riley's article on our website.
fortifyloans.com.au/insights



Building a new home

With the stamp duty exemption gone, building is looking a lot better for first home buyers in Tasmania. You get the \$20k grant, you usually only pay duty on the land, and Help to Buy and MyHome both let the government take a bigger share of a new home.

Example: house and land in the northern suburbs

Land	\$250,000
Build contract	\$450,000
Stamp duty on the land only	\$7,935
First Home Owner Grant	-\$20,000

Total \$700k, right on the Hobart cap for the 5% Deposit Scheme. Compare that to about \$26.7k in duty and no grant on an established home at the same price.

How construction loans work

The lender pays the builder in stages, usually slab, frame, lock-up, fixing and completion. You only pay interest on what's been drawn so far, and they'll often send a valuer out before releasing each payment.

What the lender will want

- Signed fixed price building contract
- Plans and specifications (they don't need council approval at the start)
- Builder's insurance and licence details
- Quotes for anything not in the contract

Read the contract closely for what's left out.

Driveways, fencing, landscaping, retaining walls, letterbox, blinds. These add up and the lender needs to see you can pay for them.

Before the first payment

Council approved plans, the signed contract and specs, and insurance for the full replacement value with the lender noted.

Owner builder?

It can save money but it's harder to finance. Most lenders want building experience, they'll usually only lend 60 to 65% of the value, and you'll need cash to pay trades before each stage is reimbursed. Have a chat to us before you go down this road.

Your first year with a home loan

Getting the keys is the finish line for most people, but the first year is when a few good habits make the biggest difference.

Use your offset

If you have one, run your pay into it. Every dollar sitting there takes interest off the loan, even if it's only there for a few days.

Pay weekly or fortnightly, the right way

The trick is to pay half your monthly repayment every fortnight, or a quarter of it every week. There are 26 fortnights in a year, so you end up making one extra monthly repayment a year without really noticing, and that can take years off the loan. If you just switch to the lender's standard fortnightly amount you usually get nothing extra, so ask us to set it up properly.

Keep a buffer

Rates have gone up four times this year. Try to keep a few months of repayments aside, and if you can, pay as if the rate were 1% higher than it is. Hot water systems and car repairs don't wait for a good time.

Look after yourself

LMI protects the bank, not you. Income protection, life cover and good building and contents insurance are worth a proper look now you've got a mortgage.

Let us review it

We check in with clients at 6, 12, 18 and 24 months, then every two years after that. Lenders often save their best rates for new customers, so a quick review can mean a lower rate with your own lender or a refinance elsewhere.

Plan your way out of the scheme

Once you hit 20% equity, from repayments or the value going up, there are options. With shared equity you can start buying back the government's share. With a family guarantee your parents can be released.

"I seriously can't thank Cam enough for all the work he put into me being able to refinance my home out of the government scheme 'Home Share'. I actually didn't think it was going to be possible."

Chelsea Reid, Google review

Home Share was the state's shared equity scheme before it was replaced by MyHome.



Buying in another state

We help a fair few people buying on the mainland, and plenty of mainlanders buying here. The federal schemes work the same everywhere, only the price caps change. Grants and stamp duty are up to each state, and they're quite different.

State	5% Deposit Scheme & Help to Buy price cap	First home grant	First home buyer stamp duty
Tasmania	Hobart \$700k Rest of state \$550k	\$20k, new homes	Exemption only for settlements up to 30 June 2026. Full duty after that
NSW Sydney	Sydney & regional centres \$1.5m Rest \$800k Help to Buy \$1.3m	\$10k, new homes up to \$600k (or \$750k house and land)	None up to \$800k, reduced up to \$1m
Victoria Melbourne	Melbourne & Geelong \$950k Rest \$650k	\$10k, new homes up to \$750k	None up to \$600k, reduced up to \$750k
Queensland Brisbane	Brisbane, Gold & Sunshine Coasts \$1m Rest \$700k	\$30k, new homes	New homes: none, no cap. Established: none up to \$700k, reduced up to \$800k
SA Adelaide	Adelaide \$900k Rest \$500k	\$15k, new homes, no cap	None on new homes, off the plan or land. No relief on established homes
WA Perth	Perth \$850k Rest \$600k	\$10k, new homes	None up to \$600k, reduced up to \$800k (from May 2026)
ACT Canberra	\$1m	No grant	No stamp duty for first home buyers from 1 July 2026
NT Darwin	Darwin \$750k Rest \$600k	\$50k HomeGrown Territory Grant, new homes, contracts by 30 Sep 2027	No general first home concession

Current as at 1 October 2026 from state revenue offices, firsthomebuyers.gov.au and state budget announcements. Price caps apply to both the 5% Deposit Scheme and Help to Buy, except where noted. These change often, usually around budget time, and most come with extra conditions like living in the home for a set time. Please check with us before relying on them.

Buying interstate from Tassie?

You use the grant and duty rules of the state the property is in, and most of these require you to live in the home. Buying somewhere you won't live usually rules you out of the first home concessions and the 5% Deposit Scheme.

Moving to Hobart?

Plenty of our clients have bought here from Melbourne or Sydney without seeing the place until after settlement. Nearly everything can be done by phone and email, and we can put you in touch with local agents, inspectors and conveyancers.

MEET THE TEAM



Cam Brumby
Director



Riley May
Director



Kaya Geale
Director

WHAT OUR CLIENTS SAY

"This was my first time buying a home and I didn't know where to begin, the process from the start was made easier with Cam's help and guidance."

Madi Lowe, Google review

"Kaya Geale from Fortify Loans was amazing throughout the entire process of buying our first home. Great communication went above and beyond to contact us, real-estate agents and conveyancers whenever required!"

Jordan Cooke, Google review

"Riley May at Fortify is fantastic. He made the whole process of refinancing so simple for us. His friendly nature and an abundance of patience when it came to my many questions was amazing."

Kim Woulleman, Google review

Read the rest on Google, search Fortify Loans reviews.

ABOUT US

Local brokers in Hobart, working for all Tasmanians

Fortify Loans is a Hobart based brokerage. Tasmania's market has its own rhythm, and what works on the mainland doesn't always apply here, so we spend our days on how lenders view Tasmanian properties, the state's grants and schemes, and what buying in Hobart and the regions actually looks like.

We're paid by the lender, so there's no cost to use us for most home loans.

Cam Brumby, Director

Born and raised in Hobart. Cam has worked in finance around Tasmania since 2017, as a business manager in car dealerships and then a home finance specialist at MyState Bank, before moving into broking in 2024. He looks after first home buyers, self-employed borrowers and refinances.

Riley May, Director

Seven years in banking and finance including MyState and Westpac. Winner of the Outsource Financial Rising Star Award and a nominee for Young Gun Broker of the Year at the 2024 Australian Mortgage Awards.

Kaya Geale, Director

Five years in banking and finance across first home buyers, investors and SMSF lending. Winner of the Outsource Financial Rising Star Award in 2023.

Know someone who's buying?

Most of our new clients come through people we've already helped, and we're grateful every time someone passes our name on. If a friend or family member is starting to look, send them this guide or flick us their number and one of us will give them a call.

Checklists

Documents for your application

Identification

☐ Driver's licence	We send a secure ID check link
☐ Medicare card or passport	Second form of ID

If you're on a wage (PAYG)

☐ Payslips	Two most recent
☐ Employment contract	If you're new or on probation
☐ Overtime or bonus evidence	Payment summary or employer letter

If you're self-employed

☐ Tax returns	Last two years, personal and business
☐ Notices of assessment	Last two years
☐ Financial statements	Last two years for the business

Statements

☐ Bank statements	3 months savings and transaction, or our secure bank statement link
☐ Credit cards & loans	Latest statement for each
☐ Rental ledger	If using rent as genuine savings

Other

☐ Centrelink income	Letter under 30 days old
☐ Gift letter	If family is helping with the deposit
☐ Contract of sale	Once you've bought
☐ Building contract & plans	If you're building

Preparing for settlement

☐ Funds to complete	In the nominated account at least 2 days before
☐ Building insurance	Starting on settlement day, certificate sent to us
☐ Final inspection	Booked with the agent
☐ Rental notice	Given to your agent or landlord
☐ Utilities	Power, internet and gas connected at the new place
☐ Removalists	Booked, or the trailer and mates organised
☐ Mail	Redirected with Australia Post
☐ New address	Licence, rego, bank, employer, Medicare, ATO, electoral roll
☐ Direct debits	Moved to your new offset or transaction account
☐ Grant paperwork	Lodged through your lender or the SRO

Tip

Send everything at once if you can. Applications with all the documents up front usually get a quicker answer from the lender than ones that go back and forth.

Monthly budget

Fill this in before your first meeting with us. Rough is fine, the point is to know roughly where it all goes.

Income (monthly, after tax)

Your take-home pay	\$	
Partner's take-home pay	\$	

Other income (rent, Centrelink, side work)	\$	
Total income	\$	

Food

Groceries	\$	
Takeaway, coffees & lunches	\$	
Alcohol & cigarettes	\$	

Transport

Fuel, rego & servicing	\$	
Car insurance	\$	
Buses, taxis & ride share	\$	

Lifestyle

Entertainment & eating out	\$	
Holidays	\$	
Clothing & shoes	\$	
Hair & personal care	\$	
Phone & internet	\$	
Streaming & subscriptions	\$	
Gifts	\$	

Housing

Current rent or board	\$	
Power & gas	\$	
Rates & body corporate	\$	
Home & contents insurance	\$	

Kids & education

School fees & costs	\$	
Childcare	\$	
Uni, TAFE or courses	\$	

Other

Pets	\$	
Child or spousal support	\$	
Loan & card repayments	\$	
Anything else	\$	

Health

Gym & sport	\$	
Private health insurance	\$	
Doctor, dentist & pharmacy	\$	
Life & income insurance	\$	

Total spending

\$

Left over each month

\$

Income minus spending. This is roughly what you'd have to put towards a home loan.



Talk to us

Whether you're buying next month or just starting to save, a 20 minute chat will tell you where you stand, which schemes you can use and what to aim for. No cost and no pressure, just give whichever one of us suits a call.



Cam Brumby

Director

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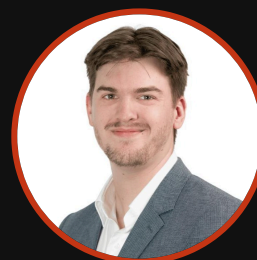


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Book a free chat

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