



A financial ecosystem
that provides a holistic
approach to one's
financial journey.

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Common questions for first home buyers

Here's a snapshot of common questions you might be considering. Please contact Peer Wealth if you have other questions about your situation.

1 How much money can I borrow?

We're all unique when it comes to our finances and borrowing needs. In our initial meeting we can help with calculations based on your circumstances and show you the options you have. There are ways of increasing your borrowing power and many options to choose from.

2 How do I choose the loan that's right for me?

Our blog [Loan Types & Features](#) helps explain and identify the pros & cons for the main home loan options. However there are hundreds of different home loans available on the market, so feel free to give us a call to let us help you work through your options.

3 How much do I need for a deposit?

Usually between 5% – 10% of the value of a property, which you pay when signing a Contract of Sale. Speak with us to discuss your options for a deposit. You may be able to borrow against the equity in your existing home or an investment property.

4 How much will regular repayments be?

You can use our Repayment Calculator for an estimate. Because there are so many different loan products, some with lower introductory rates, this calculator is just a rough estimate. You can get an idea of your repayments in your first meeting.

5 How often do I make home loan repayments?

Most lenders offer flexible repayment options to suit your pay cycle. Aim for weekly or fortnightly repayments, instead of monthly, as you will make more payments in a year, which will shave dollars and time off your loan.



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6 What is the First Home Owner Grant and can I get one?

This is a grant available to Australian citizens or permanent residents who wish to buy or build their first home, which will be their principal place of residence within 12 months of settlement. You can find out more details [here](#). If you have any questions we are happy to help.

7 What is the First Home Super Saver (FHSS) Scheme?

The FHSS scheme is designed to assist Australians in buying their first home. The FHSS scheme allows you to save for your first home inside your superannuation fund which takes advantage of the lower-taxed super system. Individuals could potentially save \$6,000 and couples could potentially save \$12,000 more than if they had saved in a standard deposit account. Visit the ATO website to learn more about this scheme and how to navigate it correctly. If you have any questions we are happy to help.

8 What fees/costs should I budget for?

There are a number of fees involved when buying a property. To avoid any surprises, the list below sets out all of the usual costs:

Stamp Duty

This is the big one. All other costs are relatively small by comparison. Stamp duty rates vary between state and territory governments and also depend on the value of the property you buy. You may also have to pay stamp duty on the mortgage itself. To find out your total Stamp Duty charge, visit our Stamp Duty Calculator.

Legal/conveyancing fees

Generally around \$1,000 – \$1,500, these fees cover all the legal rigour around your property purchase, including title searches.

Building inspection

This should be carried out by a qualified expert, such as a structural engineer, before you purchase the property. Your Contract of Sale should be subject to the building inspection, so if there are any structural problems you have the option to withdraw from the purchase without any significant financial penalties.



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A building inspection and report can cost up to \$1,000, depending on the size of the property. Your conveyancer will usually arrange this inspection, and you will usually pay for it as part of their total invoice at settlement (in addition to the conveyancing fees).

Pest inspection

Also to be carried out before purchase to ensure the property is free of problems, such as white ants. Your Contract of Sale should be subject to the pest inspection, so if any unwanted crawlies are found you may have the option to withdraw from the purchase without any significant financial penalties. Allow up to \$500 depending on the size of the property. Your real estate agent or conveyancer may arrange inspection, and you will usually pay for it as part of their total invoice at settlement (in addition to the conveyancing fees).

Lender costs

Most lenders charge establishment fees to help cover the costs of their own valuation as well as administration fees. We will let you know what your lender charges but allow about \$600 to \$800.

Moving costs

Don't forget to factor in the cost of a removalist if you plan on using one.

Mortgage Insurance costs

If you borrow more than 80% of the purchase price of the property, you'll also need to pay Lender Mortgage Insurance. You may also choose to take out Mortgage Protection Insurance. If you buy a strata title, regular strata fees are payable.

Ongoing costs

You will need to include council and water rates along with regular loan repayments. It is important to also take out building insurance and contents insurance. Your lender will probably require a minimum sum insured for the building to cover the loan, but make sure you actually take out enough building insurance to cover what it would cost if you had to rebuild. Likewise, make sure you have enough contents cover should you need to replace everything if the worst happens.

Disclaimer: The material and contents provided in this article contains general information and does not take into account your personal objectives, financial situation or needs. It is not intended to be advice and you should not act specifically on the basis of this information alone. If expert assistance is required, please contact Peer Wealth on (02) 8014 7608.