

HOME BUYING MADE EASY
HOW TO SCORE
BIG SAVINGS ON
YOUR NEW HOME!





Hey there! Good news for all you first-time home buyers out there.....

The new financial year has brought some awesome changes that make it way easier to hop on that property ladder.

Secrets to Saving a Whopping \$50,000 on Your Dream Home!



Take a look at Tom and Katie, for example. They just scored a snazzy townhouse in Sydney for \$900,000. And guess what? They used the NSW First Home Buyer Assistance Scheme and the FHLDS to their advantage.

By doing that, they managed to buy the house with a sweet \$45,000 deposit, plus a little under \$20,000 for stamp duty. Talk about a deal!

Here's a breakdown of their total savings:

- They got a nifty discount of \$15,367.50 on the stamp duty.
- They also saved a cool \$34,895.66 on LMI costs by going with one of the FHLDS lenders. That's based on a 5% deposit and a \$900k purchase.
- Altogether, they ended up with a massive \$50,263.16 in total savings!

Now, it's a bit tricky to put an exact value on their savings, considering they couldn't get a 95% loan plus LMI. But hey, those numbers still speak for themselves, right?





Arianna bought a new unit on the Central Coast of NSW for \$590,000. She took advantage of the FHLDS, NSW first home owners grant, and home buyers assistance.


To qualify for the FHLDS, Arianna had to show savings of \$29,500. But here's the kicker: thanks to the first home owners grant, she managed to keep \$10,000 even after the settlement.

Now, let's break down Arianna's total savings and watch those numbers roll in:

- She snagged an amazing discount of \$21,285.00 on the stamp duty.
- With the help of one of the FHLDS lenders, Arianna saved a whopping \$21,727.02 on LMI costs. That's based on a 5% deposit and her \$590k purchase.
- And let's not forget that \$10,000 first home owners grant.
- Altogether, Arianna managed to rack up an incredible \$53,012.02 in total savings! It's like hitting the jackpot!

Now, keep in mind that the true costs can be a bit tricky to calculate, especially if a larger deposit than 5% is needed to cover some of the LMI expenses. But hey, Arianna's still come out way ahead in the game of home buying.





Let's dive into the awesome government schemes that made these savings possible. Here's a simple breakdown of what's available and how to qualify:



Australian Government First Home Loan Deposit Scheme (FHLDS) = No LMI (Lender's Mortgage Insurance)

With this scheme, the government steps in as the hero and guarantees your loan. That means you can borrow up to 95% of the property's value without having to pay pesky LMI or any extra premiums. But not to forget, you still need to show the bank that you have enough income to cover those repayments. They also want to see that you've genuinely saved up at least 5% of the property value.

In Sydney, the maximum purchase price allowed under this scheme is \$900,000. Oh, and keep an eye out for those income caps too. If you want to check if you're eligible, just follow this link: <https://www.nhfc.gov.au/support-buy-home/eligibility-tool>

Oh, and here's a cool tidbit: Couples often have a better chance of getting a loan that allows them to buy properties closer to that \$900,000 mark. Teamwork makes the dream work!

But wait, there's more! The rules have gotten even better compared to previous years:

- Permanent residents can now join the fun.
- If you've owned a property outside Australia in the last ten years, no worries, you can still qualify.
- You don't have to be in a spousal relationship to apply with a joint borrower. Friends or siblings can join forces too!
- Plus, more banks have joined in on the action, including the legendary Westpac.



NSW Government First Home Buyer Assistance Scheme = Discounted Stamp Duty

First things first, if you're a first home buyer in NSW, you'll be exempt from paying stamp duty if you purchase an established property below \$800,000 or vacant land below \$300,000. For established properties between \$800,000 and \$1,000,000, or vacant land between \$350,000 and \$450,000, you'll still get a sweet discounted rate on the stamp duty.

Based on our experience, the biggest savings come into play for established dwellings up to \$900,000. And guess what? That's also the price cap for the FHLDS we talked about earlier. So, you can double up on the benefits!

Now, let's check out some notable changes from previous years:

- The cap on established properties has been raised from \$650,000. That means you have even more opportunities to score that discounted stamp duty.
- If you're buying a property with others who aren't eligible for the scheme, no worries! You can still apply if you're purchasing at least half of the property. It's called a shared equity arrangement. This means that you can save on stamp duty for at least a portion of the property if one party is a first home buyer, even if the others aren't.

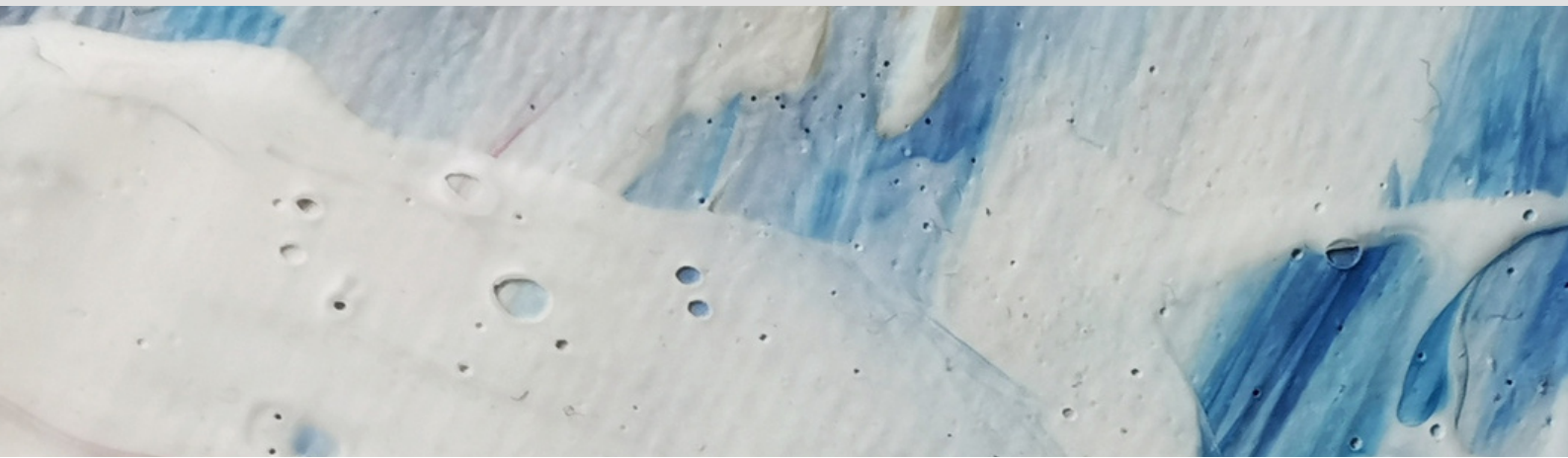




NSW Government First Home Owners Grant = Cash Payment from Government

If you're a first home buyer in NSW, you can receive a cool \$10,000 cash grant if you purchase a brand new dwelling for under \$600,000 or a house and land package for under \$750,000. Keep in mind that while this scheme may be a bit challenging to use in Sydney, it's definitely worth considering in regional areas where prices may be more.

If buying a property seems out of reach for you in the short term, there's another option to explore: the First Home Super Saver Scheme. It's another fantastic Australian Government scheme that allows eligible participants to use their superannuation (super) as a sort of "savings account" for buying a property. You can make extra contributions to your super and then withdraw the funds when you're ready to make that dream home purchase. However, it's important to consider the downside as well. If a property purchase doesn't happen, the funds remain trapped inside your super. Additionally, with rising interest rates, savers have seen the benefit of increased earnings on their savings products.



Keep in mind that the most crucial step in the property purchasing process is having your pre-approval ready. If you need assistance or have any questions, feel free to respond to this email or reach out to us through the contact section of our website:

<https://www.efficientcapital.com.au/contact-us/>

Remember, your dream home is within reach, and these government schemes are here to help you make it a reality. Happy house hunting!

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