

“1 Minute” First Home Buyer Qualifier

Are you sick of paying rent and making the landlord rich?	YES
Would you like to purchase your own home?	YES

If you answered YES to the above two questions take a minute to see if you qualify for a home loan.

- | | | |
|---|---------------------------------|--------------------------------|
| ➤ Have you been employed with your current employer for at least six months or if less, been working in the same industry for the past two years and currently not serving a probationary period? | Yes
<input type="checkbox"/> | No
<input type="checkbox"/> |
| ➤ Do you have a clear and good credit rating? | Yes
<input type="checkbox"/> | No
<input type="checkbox"/> |
| ➤ Do you have \$13,000 in savings or access to equity in a parent’s property? | Yes
<input type="checkbox"/> | No
<input type="checkbox"/> |
| ➤ Using the Income/Expense calculator on the reverse side. Does your surplus income (C) exceed \$1,154 | Yes
<input type="checkbox"/> | No
<input type="checkbox"/> |
| ➤ Will this be your first home purchase in Australia for own occupation? | Yes
<input type="checkbox"/> | No
<input type="checkbox"/> |
| ➤ Do you make your rent payments on time? | Yes
<input type="checkbox"/> | No
<input type="checkbox"/> |

If you answered YES to **ALL 6** questions you may qualify for a home loan that would allow you to **purchase a property to the value of \$320,000** with loan repayments of **\$953 per fortnight**. Subject to meeting the Lenders normal terms and conditions. However, answering NO to any of these questions does not necessarily prevent you from getting a home loan.

**If you want to know more contact *LadyBird Home Loans* on
1300 523 924.**

Disclaimer: The content in this document is based on general information, purchasing a Queensland established property and is accurate at the time of printing. It also assumes that applicant/s are entitled to the First Home Owners Grant (currently \$7,000) and full Qld Government transfer duty concessions. Loan repayment quoted has been calculated on the basis of secured credit of \$310,400 over a 30 year term at a comparison rate of 7%. It should not be relied upon as an approval.

INCOME/EXPENSE CALCULATOR

Please complete the following income and expense details:-

Income Details

Applicant (1) net income per fortnight (gross less tax) \$ _____

Applicant (2) net income per fortnight (gross less tax) \$ _____

Family payment (include only if children are under 12) \$ _____

Total income (A) \$ _____

Expense Details

Existing loan repayments per fortnight \$ _____

Credit Cards (total limits \$ _____ x 1.16%) \$ _____

Other expenses (maintenance payments, HECS, etc) per fortnight \$ _____

Living expenses (select one option only)

➤ Single applicant \$542 \$ _____

➤ Joint applicants \$788 \$ _____

➤ Number of dependent children () x \$202 \$ _____

Total expenses (B) \$ _____

SURPLUS INCOME (A) – (B) = (C) \$ _____

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