



Loans for free thinkers

# 6 steps to home buying success





## Buying your new home

So, you want to buy a new home.

Homeownership is a big decision whether it's your first property or you already own multiple. It's an exciting time, but it can easily become a stressful one.

**There's a lot to consider, but with Liberty you're not alone.**

We bring a free-thinking approach to finance to help more people reach their homeownership goals.

That's why we've put together this step-by-step guide to get you prepared and in your new home sooner.

# Step 1

## Create a savings plan



Every homeownership journey should start with a savings plan.

Take the time to sit down and work out where your money is going every month. Look for places you can cut costs and set a [budget](#) you can stick to.

Aim to pay down any existing debts, loans, and credit cards to help build your savings faster and boost your credit. It might surprise you how quickly the little things can add up. Regular savings also shows lenders you'll be able to manage home loan repayments.

Lenders access your credit history whenever you apply for finance. So, if you haven't thought about your credit report in a few years, now's the time. An early status check of your credit can help avoid nasty surprises and give you a chance to get on top any issues.

By visiting [mycreditfile.com.au](https://mycreditfile.com.au) you can request a free copy of your credit report.

Saving and sorting out your credit may seem like an unexciting way to begin, but it can set you up for long-term success.

A [Liberty Adviser](#) can help you get started on your homebuying journey, even if you think that homeownership is a long way off. As lending experts, Liberty Advisers can:

- Calculate what you can afford to borrow and how much of a deposit you will need
- Find lending options to suit your needs
- Handle the loan application and manage the process through to settlement



## Step 2

# Define your dreams and dealbreakers

You've started to make moves towards your homeownership dreams: But what exactly is that dream?

The right property for you is much easier to find with a clear understanding of what you can afford.

There are some easy-to-use [online repayment calculators](#) that can help estimate repayments based on loan amount, interest rate, and loan term.

Based on your budget, decide on your must-haves and what you can compromise on. Remember to think about what you may need into future as well. While a one-bedroom apartment could be fine for right now, it might not be suitable if you're planning to have a family or pets soon.

If this is your first home, investigate what government support is available to you. There are multiple grants and schemes you could access to help your homeownership journey.

As lending experts, our [Liberty Advisers](#) can:

- Help calculate loan repayments
- Find which grants you might be eligible for
- Go through additional expenses you may incur throughout the buying process
- Compare loans from a panel of lenders to find the best solution for your circumstances

## Step 3

# Apply for pre-approval

Once you have an idea of the type of property you can buy, it's a good idea to get loan pre-approval.

A loan pre-approval states the amount of money you can borrow, subject to various conditions. It can give you an edge over your competition as it shows real estate agents and vendors, you're ready to make a swift and serious offer.

It's important to understand all the conditions of your pre-approval before making an offer. Pre-approval doesn't guarantee a loan. It'll depend on a few conditions, which will most likely include the lender valuing the property.



To help with pre-approval, a [Liberty Adviser](#) can:

- Find lending options that suit your needs
- Help you navigate the application process
- Compare home loans from a panel of lenders
- Clarify any pre-approval conditions

For an estimate of how much you may be able to borrow, your indicative interest rate and repayment amount, visit [Liberty's Indicative Pre-Approval Tool](#).



## Step 4

# Place an offer

You've finally found the home that's right for you. You don't want to miss out. But buying a house is a huge decision and you don't want to feel rushed or pressured.

**When you're ready to make an offer, consider chatting with a solicitor about the right way forward.**

Offers can be conditional so you can thoroughly assess the property and pull out if you find any issues. A conditional offer can depend on several things, including finance approval and a satisfactory building and pest report.

If you're planning to buy at auction, you'll need to be able to make an unconditional offer. So, be sure to make all required checks and organise your funds before auction day.

## Step 5

# Make it official and cover yourself for the unexpected



After all the highs and lows, you're now just a few steps from being a proud new homeowner.

**With checks complete, offer accepted and finance and settlement dates confirmed, it's time to get down to business.**

This means working with your solicitor or conveyancer to sign the contract of sale, pay your deposit and use your home loan and savings to complete the purchase.

There are a few upfront costs you may need to cover before settlement such as stamp duty, legal fees, and transfer fees. Keep in mind, there are several government grants and schemes that reduce or remove stamp duty for first home buyers.

You'll need to set up your building insurance before you can take ownership of your new home. It's best to consider whether you'll need content insurance at this time as well. With all the paperwork behind you, the last thing you want to think about is the unexpected. But accidents can happen.

There are insurance options you may want to think about to protect your new home. Personal risk insurances are one way you can cover yourself financially in the event you become unwell, are injured, or pass away.

Your [Liberty Adviser](#) can:

- Discuss loan protection options for peace of mind
- Ensure your repayment frequency is set-up correctly
- Provide tips on paying your mortgage off faster



## Step 6 Move in and enjoy your new home!

### Congratulations! You're now a homeowner!

Trust us – moving house is much more fun when you're a homeowner.

Take your time with the moving process and be sure to put aside some moving essentials, such as water, snacks, wallet, phone, bedding and a first aid kit in case you need them.

Our [Liberty Advisers](#) are committed to supporting you every step of the way – even once you are a homeowner and beyond. They can help you:

- Understand how to access equity to buy an investment property in the future
- Upgrade to a new home when you've outgrown your current one
- Regularly review your home loan to ensure it continues to work for you

Contact a [Liberty Adviser](#) today and make your home ownership dreams a reality!