



Why Buy

There are several reasons why you would want to buy your own home:

- Renting is dead money, it is wasted. You would be better putting your rent toward a mortgage and pay it off rather than pay off someone else's while you rent.
- There are no landlords, no surprise inspections and no fighting with a real estate agent to get something fixed.
- Owning a home is a long term plan and commitment and can set you up for life, you can leverage off the equity built up and buy investment properties.
- In the unlikely event that the value of your property never went up, the loan repayments eventually stop, rent never stops.
- Some people see it as "forced savings" because you are paying off an asset as well as a place to live.

How much can I Borrow?

This is the most important question that everyone wants to have answered. Chances are you've seen a perfect place and have been thinking about owning your own place for a while and you want to know – How much can I borrow?

Unfortunately there is no standard amount that anyone can borrow. There are a myriad of factors that impact on the final amount you can borrow from the deposit amount you have built up to your ability to meet repayments based on your current financial position.

You can get an estimate of your borrowing power online by using the Refund Home Loans borrowing power calculator which can be found at:

<http://www.refundhomeloans.com.au/mortgage-calculator-australia.php>

This calculator enables you to enter your salary, other forms of income, expenses and other important factors that influence the amount that you are able to borrow. This is a great starting point to give you an indication of how much you can borrow. Remember this is only an indication. For a detailed and accurate amount you can borrow contact your Local Refund Home Loans Representative.

What you need to take into account when assessing your borrowing power are your current living expenses. If you intend on borrowing the maximum amount then your current lifestyle may have to change. On the other hand if you wish to maintain your current lifestyle you should borrow accordingly, however this may restrict your borrowing capacity.

The best option is to arrange a meeting with your Local Refund Home Loans Representative and outline to them what you are wanting to achieve. This way you can work together to achieve the best possible outcomes – for you.

Your Local Refund Home Loans Representative can do a "Pre Approval" at no cost to you. This takes into consideration all the factors and by using the lender that best suits you, you can get the maximum loan amount that you can afford.

In the back of this kit there is an insert that outlines the different types of loans and what documentation you will need when submitting your loan application. For further information contact your Local Refund Home Loans Representative.

The Table below gives you an idea of how much your monthly repayments would be on different sized home loans with different interest rates, over a 30 year term.

	\$300,000	\$400,000	\$500,000
At 7% p.a.	\$1995p.m	\$2661p.m	\$3326p.m
At 8% p.a.	\$2201p.m	\$2935p.m	\$3668p.m
At 9% p.a.	\$2413p.m	\$3218p.m	\$4023p.m

These figures were correct at time of printing and are meant to be used as a guide only. These figures may not be a true indication of individual's repayments, each client is based on their individual merits.