

First Home Owners' Guide to Purchasing House and Land



OUR 5-STEP GUIDE TO BUYING YOUR OWN HOME

1. Appointing your Broker & Conveyancer
2. The First Home Owners Grant
3. Organising your Home Loan
4. Choosing your Block of Land
5. Building your Dream Home

At Charles Lloyd Property Group, we pride ourselves on helping first home owners like yourself to be able to purchase their first home.

We understand it can be an overwhelming process, but with our expert guidance, we can make it as easy as possible!

We are a one-stop-shop and can take care of the whole process from start to finish, to make owning your own home a reality.

We have our own building consultants, Aria First Homes, who will guide you through the process. All of our staff are very knowledgeable and will help you every step of the way, no matter what your financial situation may be.



BUYING HOUSE AND LAND HAS NEVER BEEN EASIER!

Visit www.charleslloyd.com.au for all our estate locations

OUR 5-STEP GUIDE TO BUYING YOUR OWN HOME

1. Appointing your Broker and Conveyancer

- This is a very important step. Your conveyancer will look after the legal paperwork for transferring the land into your name on the day of purchase.
- Your broker will manage financial aspects of the process, such as: organising your home loan, pre-approval, confirming how much you can borrow, as well as your total budget.



3. Organising your Home Loan

- The first step to finance will be to know what the bank wants from you. This will include: your yearly income, any assets you possess, any debt you may have (credit card, student, car loans etc.), a copy of your last payslip and information on your personal credit history.
- Your mortgage broker will organise this process with the bank to ensure you receive your pre-approval to know just how much you can borrow.

4. Choosing your Block of Land

- Our insightful staff at Aria First Homes will help you select the right block of land for your needs.
- All you need is \$1,000 to place your selected land on hold, with a 5% deposit required within 14 days of signing your contract.
- You can purchase your land subject to finance which enables you to first finalise your application with the bank before purchasing your land.
- Buying off-the-plan means you're buying at today's price, but you aren't required to pay until titles are issued.

2. The First Home Owners Grant

- The Victorian State Government has a First Home Owners Grant of \$20k to eligible applicants in Regional Victoria and \$10k for Metropolitan Victoria
- Stamp duty concessions are also available for properties ranging up to \$750k and properties that are under \$600k are exempt from stamp duty for first home owners.
- Ask your Charles Lloyd representative to work through the terms and conditions with you today.

5. Building your Dream Home

- Now that you have been pre-approved by the bank and selected your land, we will help you select the house that suits your lifestyle, budget and needs.
- We will be with you every step of the way. For any questions, please **contact us** on **(03) 9291 0700**.
- Contact one of our team at Aria First Homes directly:
Gary Foxford **0400 390 913**. Taela Vaughan **0491 258 014**.
Adam Gleeson **0439 304 432**. **AriaFirstHomes.com.au**