



# First Home Buyer Checklist

Simple. Local. No fluff.

## ***Step 1 — Check You're Eligible***

- You (and your partner) haven't owned property before
- You're an Australian citizen or permanent resident
- You plan to live in the property (not an investment)

## ***Step 2 — Understand What Help You May Get***

- Stamp Duty Concession / Exemption (price caps apply)
- First Home Owner Grant (new homes only)
- First Home Loan Deposit Scheme (from 5% deposit, no LMI)
- Single Parent Scheme (from 2% deposit in some cases)
- Important: Most benefits have property price caps. Go \$1 over and you can lose them.

## ***Step 3 — Know Your Numbers***

- Rough idea of your deposit (savings, gifts, grants)
- Comfortable weekly repayment amount
- Honest picture of your living expenses

## ***Step 4 — Get Your Budget Under Control***

- Separate Bills account (no card access)
- Food / fuel / groceries account (card access)
- Spending account (guilt-free)
- Yes — this is where Mark's bubbles come in

## ***Step 5 — Check Your Credit File***

- Review your credit report (this won't hurt your score)
- Check for missed payments or errors
- Avoid applying for multiple loans on your own

## ***Step 6 — Talk to a Broker Before You Offer***

- Borrowing power check

- Scheme eligibility confirmed
- Loan options matched before applying

### ***Step 7 — Build the Right Team***

- Mortgage broker
- Conveyancer / solicitor
- Building & pest inspector

### ***Final Tip from Barrington Coast Finance***

Buying your first home is not about rushing — it's about getting it right.



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Barrington Coast Finance