



# THE FIRST HOME BUYERS GUIDE



my homes wa

WE TURN A HOUSE INTO A HOME

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## ABOUT THE FIRST HOME BUYERS GUIDE

The decision to buy your first home should be one of confidence. Knowing that you have all the available and relevant information you need to move forward into the process of owning your own home.

Here in your First Home Buyers Guide by My Homes WA, we guide you through some of the most common hurdles every first home owner will have to go through. This will allow you to put an action plan together whether you are single, a couple or a growing family.

Hope You Enjoy

## OBJECTIVES OF THE GUIDE

We will try to answer:

- The three major steps in getting into your own home;
- Why financial planning is important;
- Understanding the buyers journey;
- What to expect when you decide to build.



*"A journey of a thousand miles begins with a single step"*

# THE STEPS TO BUYING YOUR OWN HOME



Finance



Land



House

# STEP 1

## GETTING YOUR FINANCE SORTED

- Talking with a finance broker enables you to access over 27 lending institutions.
- They can tailor your loan to the lending institution that best suits your lifestyle.
- They will be able to tell you within 24 hours if you qualify for one of our fantastic house and land packages.
- Ring the My Homes WA Office on 08 9440 9202 and book a meeting with our in house Finance Specialist.

"**Finance Brokers**" are a great way in gaining your finance. They package and present your personal financial situation and assist in providing options based on your own personal information and goals.

They work for you and not the bank.

They can present your situation to the bank professionally and honestly with the best chance for approvals.

Brokers are even more important for first home buyers as they do not have the experience or knowledge in the lending world.

By having your own personal Mortgage Broker working for you, means a smoother process.

A Broker takes out the stress of completing and compiling all the necessary documentation that the banking institutions require to process your loan.

They understand the process and allow you to make more informed decision, saving you time and money.

*A budget tells us what we can't afford, but it doesn't keep us from buying it*



## STEP 2

### GETTING YOUR LAND SORTED - NORTH

Areas where you can get into right now!

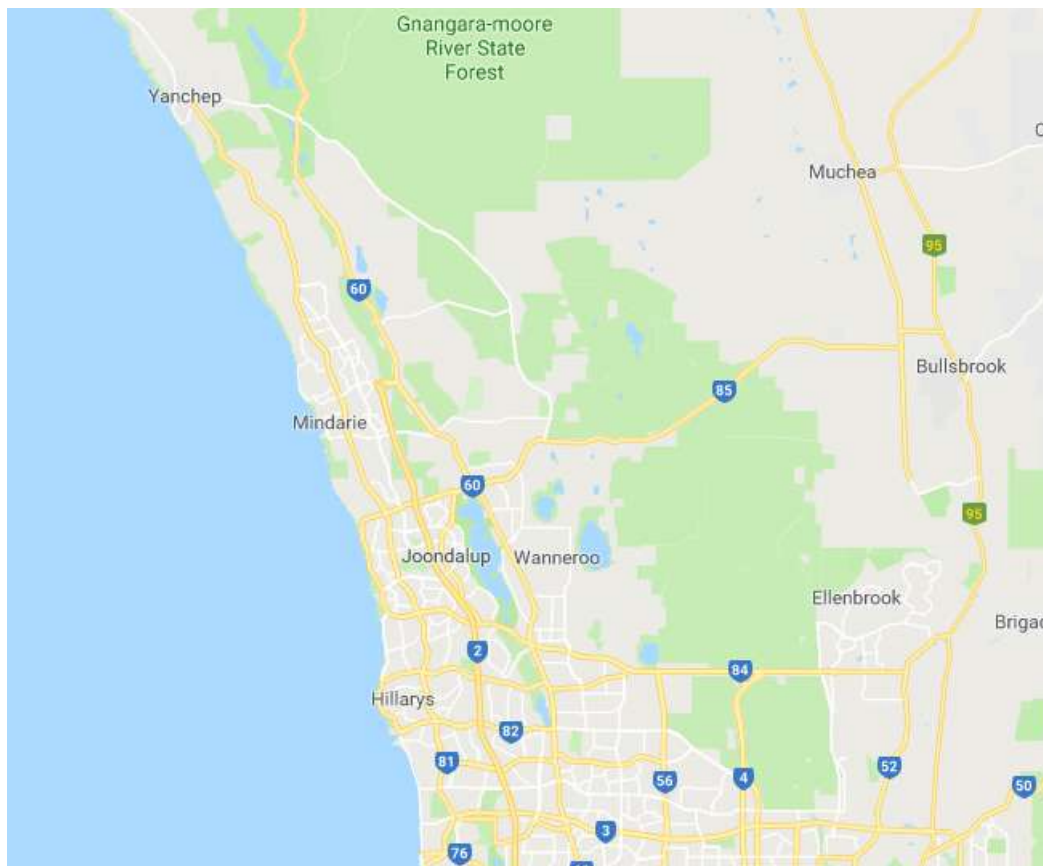
**Mindarie, Two Rocks, Butler, Jindalee, Eden Beach, Alkimos Beach and Shorehaven.**

Remember choosing your Land is very important. Size and location are only two things.

Some things to think about are how close is it to the freeway, schools , shopping centres , bus stops , train station, recreational facilities and future infrastructure.

Now you are in your own home you can have that pet you have always wanted. How close is the block to a dog park, beach, even doggy day care?

Now you have the freedom to decorate your home in your own style.



*There is a plan and a purpose, a value to every life, no matter what its location, age, gender or disability.*

## STEP 2

### GETTING YOUR LAND SORTED - SOUTH

Areas where you can get into right now!

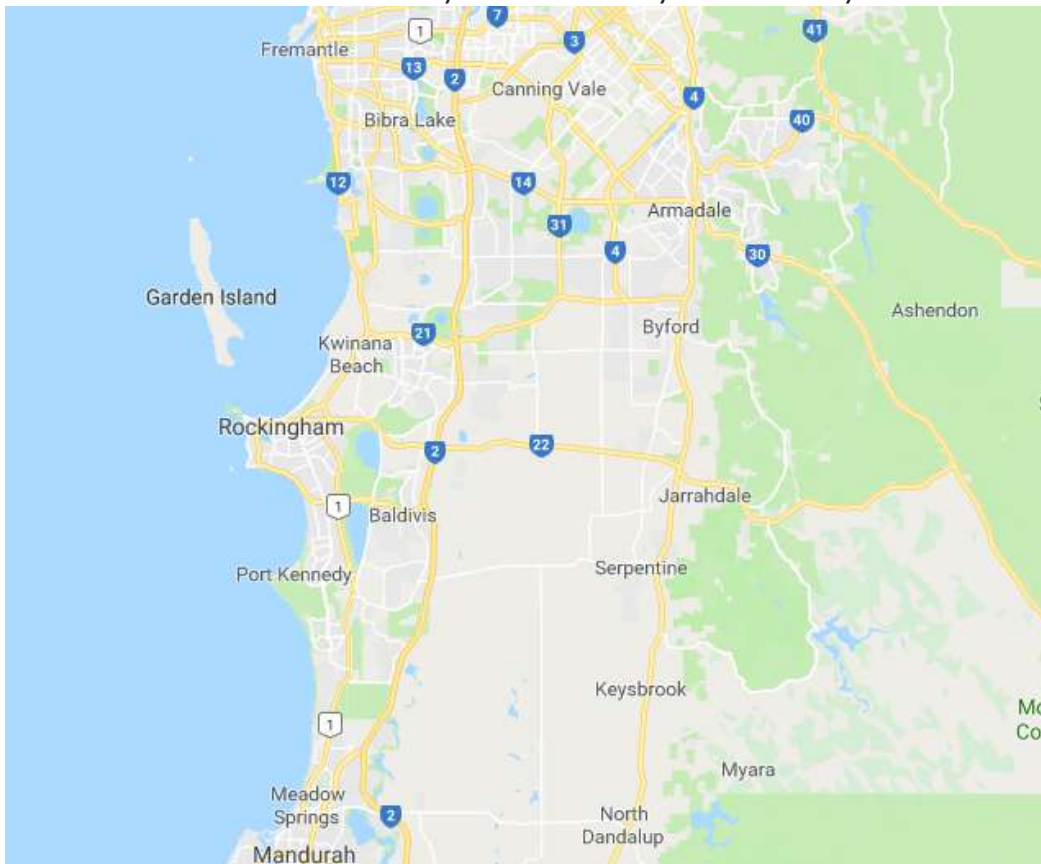
**Cockburn Central, Wellard, Auburn Grove, Beaumaris, Safety Bay, Rockingham and Mandurah.**

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Some things to think about are how close is it to the freeway, schools , shopping centres , bus stops , train station, recreational facilities and future infrastructure.

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# STEP 3

## GETTING YOUR HOUSE SORTED

- Talking to an experienced Design Consultant can help determine the best home design that will work for you and your family.
- They help you take full advantage of the land size and orientation.
- They also give you maximum resell value.
- They ensure your home is compliant with all Government regulations.
- Come in and talk to a design consultant at My Homes WA and ask about the available house and land packages.

The size of your block and the residential design code ( R-CODE) will determine the size of the home you can build.

Should you purchase in a new estate, they will also have design guidelines that may incur additional costs.

A lot of builders will tell you finance is the most important thing when looking at your first home. Of course it is; as you need to know what you can afford to spend, but the feel of the home is just as important, the last thing you want is to move into your dream home and hate it!.

At My Homes WA , you can sit down for a FREE design meeting with our award winning designer and design a home " for you".

*There is a plan and a purpose, a value to every life, no matter what its location, age, gender or disability.*

# FIRST HOME OWNERS GRANT

At My Homes WA, we understand that building your first home can be a confusing process. But it doesn't have to be.

We will answer all your questions about the First Home Owners Grant and help you find out how to apply for this and any other Government incentives available.

We Help you every step of the way

The First Home Owner Grant (FHOG) is for people who have never owned a home before in Australia.

To be eligible for the FHOG you have to satisfy a few conditions. A snapshot is listed below:

You have never owned a residential property in Australia;

You have never received an FHOG from any other state or territory in Australia;

You are 18 years of age or older;

You are an Australian citizen or permanent resident;

You have to occupy the home you buy;

[Click here for more information.](#)

With a wide range of house and land packages to choose from and assistance from our financing specialist, it's never been easier to build your dream house in WA!



# KEYSTART HOMELOANS

Keystart Home Loans (Keystart) is an initiative of the West Australian Government, established in 1989 and wholly owned by the Housing Authority. Keystart is available to all West Australians purchasing an owner occupied property in Western Australia who meet certain criteria.

Keystart can assist all home buyers, whether it's your first or second home. All Keystart loans are for owner occupation; however rural business owners and farmers may obtain finance for either their dependents or their employees.

Keystart takes pride in the fact that we assist families from a variety of backgrounds move into a home of their own. Our finance can be used to buy an established home or to fund the purchase of a block of land and construction contract.

Recent news is that Keystart is increasing the maximum income limits for our low deposit home loan for the second half of the 2019 calendar year. The income limits will increase by \$15,000 for singles and couples and by \$20,000 for families for first and subsequent homebuyers.

This is for a limited time so get in contact with us now!

*You can get started with as little as \$1000 deposit!!!*

## QUESTIONS YOU MAY COME ACROSS



- What is my financial situation?
- How much knowledge do I have of home ownership?
- Do I have any savings goals in place?
- Where do I want to live?
- What size block do I need?
- What are Earth/site works?
- Whats included in the house purchase?
- What is a "Turn Key House"?
- How much do I need for a deposit?
- Do I have to be an Australian citizen to buy my first home?
- What is "Key Start" and how does it work?
- Am I earning enough to qualify for a loan?
- What are R-Codes?
- How big a home can I put on my block?
- Should I have a tiled or metal roof?
- What suburbs will go up in value quickest?
- Broker or Bank?
- What does a parent guarantor mean?
- What are the most common Insurances? Which ones do I need?

## THE ULTIMATE FIRST HOME BUYERS GUIDE TEAM

Meet the People in the My Homes WA team!



Jon Greshon  
General Manager



Brook Ramshaw  
New Homes Sales  
Consultant



Tom Finlay  
New Homes Sales  
Consultant



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