



Eligibility Checklist

Here are some quick facts about all the criteria you need to meet to be able to qualify for the **First Home Loan Deposit Scheme**.

Factors such as your income as well as the purchase price of the property could determine whether or not you would be able to secure a government guarantee on your home loan under the FHLDS.

- ✓ All applicants must be at least 18 years of age, Australian citizens and have a Medicare card.
- ✓ Applicants must be first home buyers who have not previously owned or had an interest in a residential property, either on their own or jointly with someone else (this includes body corporate and company-owned properties.)
- ✓ Individuals must have earned less than \$125,000 and couples less than \$200,000 in the last financial year. Couples must be married or de-facto.
- ✓ Applicants must have a deposit of at least 5% – but no more than 20% – of the property's value.
- ✓ The Scheme will only apply to Owner Occupied home loans repaid on a principal and interest basis (property investment and Interest Only loans are excluded).
- ✓ There are property thresholds which vary depending on the location. The details have been provided in the blog post.
- ✓ Loans under the Scheme normally require scheduled repayments of the principal (as well as the interest) of the loan for the full period of the contract. However, if the loan relates both to the purchase of vacant land to the construction of a house on the land, the loan may be eligible even if the terms of the loan agreement permit interest-only repayments for a specified period.
- ✓ Loans are only eligible for the scheme if they're for the purchase of a 'residential property'. The NHFIC recommends asking your lender if you're in doubt as to whether the property you're buying is considered residential.
- ✓ Applicants must intend to move into and live in the property as their principal place of residence, typically within six months of settlement (so they must be owner-occupiers, not investors). They must also continue to live in the property for as long as their loan "has a guarantee under the Scheme".
- ✓ Separate to the 5% deposit, applicants must have funds to cover Stamp Duty, Bank Fees and Government Transfer fees where the Loan to Value Ratio (LVR) is above 95%.

For more details or clarifications on FHLDS, please don't hesitate to [get in touch](#) with us. Our team at Wealthy You will be happy to assist you.