

## Helping you take confident steps towards your first home

Buying your first home is an exciting milestone, and Aqua Home Loans is here to make it easier. From understanding your loan options to accessing incentives, we'll guide you every step of the way.

### 1 Handy Deposit Tips

Saving for a deposit is one of the biggest steps towards buying your first home. Setting up a regular savings plan makes it easier to stay on track, and many first homebuyers find success by dedicating a portion of their pay to a separate savings account. Cutting back on nonessential expenses and funnelling the difference into your deposit can help your balance grow faster. Most lenders generally look for a deposit of 5% - 20% of the property price, so building a steady savings habit is key.

### 2 Taking Advantage of Government Grants

First homebuyers may be eligible for government support schemes that reduce the cost of entering the market. These include grants and stamp duty concessions designed to make owning your first home more achievable. Knowing what you qualify for can save you thousands and may allow you to buy sooner than expected. Aqua Home Loans can walk you through the available programs and help with the application process, so you don't miss out on valuable opportunities.

### 3 How a Mortgage Broker Can Assist

A mortgage broker makes the process of finding the right home loan far less stressful. Instead of approaching lenders one by one, your broker compares a wide range of loans to find options that suit your situation. They also manage the paperwork, liaise with the lender, and keep you updated along the way. Best of all, using a mortgage broker like Aqua Home Loans comes at no cost to you – their service is paid for by the lender, meaning you can access their support without adding to your expenses.

### 4 House Hunting Tips

House hunting can be exciting, but it's easy to get swept up in the process. Before you start, create a list of what's essential – such as the number of bedrooms or location – and what's nice to have, like an extra living space or large backyard. Research different suburbs carefully, taking into account transport, schools, and lifestyle factors. Attending open homes regularly will give you a feel for the market, helping you make a more informed decision when the right property comes along.

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## 5 Pre-Purchase Considerations

Before committing to a property, it's important to do your homework. Organising a building and pest inspection can highlight any potential issues that could cost you down the track. Checking local zoning and council plans will also give you peace of mind about future developments in the area. Keeping your loan pre-approval up to date ensures you're in a strong position to move quickly once you find the right home.

## 6 Making an offer

When you've found the property you want, the next step is making an offer. This is usually done through the real estate agent and can be submitted either verbally or in writing. Be clear on your budget and avoid stretching yourself too thin – it's important to stay within your means. If your offer is accepted, you may be asked to pay a small holding deposit until contracts are exchanged.

## 7 Preparing for Settlement

In the weeks leading up to settlement, your mortgage broker, lender, and solicitor or conveyancer will coordinate to prepare the final documents. This is the time to arrange building and contents insurance to make sure your new home is protected from day one. You'll also need to ensure your contribution funds are ready and available in the nominated account, so settlement can proceed smoothly.

## 8 House Hunting Tips

Settlement day is when everything comes together. Your lender transfers the agreed funds, your solicitor or conveyancer finalises the legal documents, and ownership of the property is transferred into your name. Once this process is complete, you'll be handed the keys to your very own home. It's a huge milestone and the moment where all your preparation, planning, and saving finally pays off.

“ Your first home is within reach. With Aqua Home Loans by your side, you'll have the advice and support to make it happen with confidence. ”

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