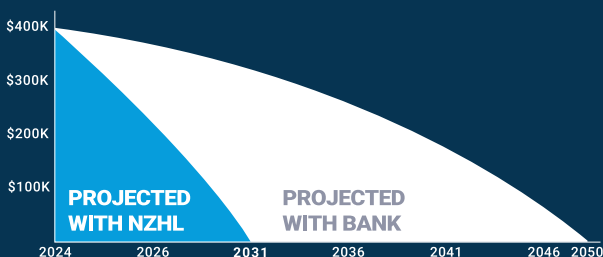


**Buying your
first home**

is a big deal.

We're here to help.

Here's an example of what we do for our clients.



About Us.

NZHL are purpose-driven (financial freedom, faster) home loan and insurance advisers. Nationwide we help Kiwis collectively save millions in interest costs each year by providing personalised service, smart home loan structures, and tools that put clients in control, all 50,000 (and counting) of them!

Plus, we can help you protect yourself and your financial freedom.

Insurance arranged by NZHL is all about sensible protection for you, your income and obligations. We will step through the options best suited to your needs including: life, health and income insurance. Plus, we can refer you to our specialist home, contents and vehicle partners.

With around 70 locally-owned businesses right across New Zealand and over 25 years' experience in the market, NZHL is 'Passionately Kiwi' (that's one of our values).

nzhl.co.nz

Lets talk deposits.

Pulling together a deposit can often be the most challenging part of buying a house. There are several ways that you can do this:

Savings - ideally, you will have savings that you can use for a deposit showing the bank your ability to save and giving instant equity in your home.

Gifted deposit - banks will accept money gifted to you - such as a gift from a parent or family member.

KiwiSaver Savings Withdrawal - after three years of membership in a Kiwisaver scheme, you may be able to withdraw the money in your Kiwisaver account - excluding all Government contributions (including the \$1,000 Kickstart payment).

Other borrowing - while some lenders may allow you to supplement your deposit with money borrowed from other sources - family or friends, a personal loan, or a credit card - we would strongly discourage this as it increases your total debt and often has very high interest rates or puts family and friends at risk.

Disclosure Statement available on request at no cost.
All information stated is correct at the time of printing and subject to change without notice.

Applying for your home loan.

The home loan process can be daunting, especially as a first-time buyer. Applications are typically assessed on a case-by-case basis with each lending institution having its own lending criteria (which will change from time to time). However, here is a general guide to what they are looking for;

Good credit, saving, and banking history -

lenders want to see a clean credit history, a good credit rating, and that you can live within your means, and save on a regular basis. It could work against you if your banking history shows a pattern of honour/dishonour fees or exceeding overdrafts/credit card limit.

Deposit amount - a 5% deposit is the absolute minimum requirement however, there is a limit to the number of low deposit loans the Reserve Bank can issue, and therefore many home loans will require a 20% deposit. Note: low deposit loans can result in additional fees and higher interest rates.

Affordability - lenders need evidence of your income, liabilities, and expenses to evaluate your ability to repay the loan without financial stress. Lenders tend to look more favourably on those who have little or no consumer debt - hire purchases, personal loans, short-term buy-now-pay-later payments.

Additionally, you may be required to provide information on:

- Likely changes to income in the next 12 months
- Anticipated expenses and likely changes in the next 12 months.

The Collateral - the house/dwelling/land must be acceptable to the lender. For example, houses that need a significant amount of work may cause the lender to look at how you will afford to make these necessary repairs.

Supporting documentation - your Mortgage Mentor will provide you with a list of required documentation which may include:

Identification - Driver licence OR Passport (overseas passport will require visa documents)

Bank statements - Latest 3 months bank statements for all accounts including credit cards and loan accounts if applicable

Payslips - 2 consecutive payslips (the latest of which is to be no more than 45 days old) or a letter from the employer (no more than 2 months old) that confirms your annual salary and a minimum of one bank statement with a pay deposit

Financial statements - if you are self-employed you maybe required to show your financial statements from the last two years

Kāinga Ora - may also require a employment contract or letter from your employer and a IRD statement of earning for the last 12 calendar months.

First Home Loan (Kāinga Ora).

NZHL is proud to partner with Kāinga Ora to arrange the "First Home Loan" for our clients. These loans are underwritten by Kāinga Ora, allowing the lender to provide loans that may otherwise sit outside their lending criteria: with just a 5% deposit.

To qualify, you must:

- Be a first-time home buyer and live in the house (investment properties are not eligible)
- Have a 5% deposit (minimum)
- Have a gross yearly income of no more than \$95,000 for individual borrowers (without dependants) or \$150,000 for one borrower (with dependents) or two or more borrowers.

For full qualification criteria or more information visit:
kaingora.govt.nz/home-ownership/first-home-loan

*Subject to lending criteria

**Ready to see the difference your
very own Mortgage Mentor
could make?**

Let's chat.

Talk to your local Mortgage Mentor (nzhl.co.nz).



phone: 0800 332 837
email: info@nzhl.co.nz
www.nzhl.co.nz