Australian Government 5% Deposit Scheme applications.

Broker quick guide

Important Resimac Scheme requirements

- ☑ Australian Government 5% Deposit Scheme information guide must be provided to borrowers before they apply for the loan.
- ☑ A completed, signed and witnessed Australian Government 5% Deposit Scheme Home Buyer Declaration must be provided at the time of submitting the loan application via ApplyOnline.
- ☑ Genuine savings - customers must meet Resimac's deposit source / funds to complete requirements for 5% Deposit Scheme loans.
- ☑ Limits apply to retained savings in accordance with the Scheme rules. Borrowers are expected to contribute the maximum available funds they have available as their deposit, but can retain an amount equivalent to 6 months loan repayments and living expenses as retained savings.

Before submitting a 5% Deposit Scheme loan:

› Confirm borrowers meet eligibility requirements: firsthomebuyers.gov.au/node/69392

› Confirm property is within Scheme price caps: firsthomebuyers.gov.au/australian-government-5-percent-deposit-scheme/property-price-caps

FAQs

What documents does Resimac need to apply for a 5% Deposit Scheme place?

Proof of Australian citizenship or permanent residency:

- Citizenship or permanent resident certificate;
- Australian passport / Foreign passport;
- Australian birth certificate;
- Medicare card (for each applicant).

Other documents:

- 5% Deposit Scheme Home Buyer Declaration;
- Bank statements to support deposit / genuine savings.

Additional documents for single parent / single legal guardian applications:

- Applicants must provide proof of legal responsibility for dependents (e.g. birth certificate / government documents) and evidence of single status (e.g. divorce certificate).

Are investment properties eligible?

No, investment properties are not eligible for 5% Scheme loans. The borrowers must reside in the purchased property while the loan is a Scheme backed loan.

FAQs (cont'd)

If the intended property for purchase has an existing tenant, can the customer continue to lease out the property prior to moving into the property?

Scheme applicants must intend to move into and live in the property as their principal place of residence within 6 months from settlement to meet the Scheme requirements.

What happens if the customer no longer lives in the property and rents it out?

If a customer moves out of the property and it is no longer their primary place of residence, they must notify Resimac immediately. The Guarantee Certificate will be cancelled, and the loan will no longer be a Scheme loan, and will be subject to Resimac's normal Lending Criteria (which may include if LMI applies for loans over 80% LVR).

Can customers limit their deposit to 5%, and use any other savings they many have toward renovations?

Eligible borrows must use the maximum amount of funds they have available toward their deposit.

Borrowers can retain a portion of their savings as retained savings, which is limited to 6 months repayments and living expenses.

Refer to the Broker Guide for further information regarding genuine savings.

If a customer has more than 20% of the purchase price, are they eligible for a 5% Scheme loan?

No, borrowers with more than 20% deposit are not eligible for a 5% Scheme loan, regardless of the LVR they are applying for.

Can customers vary their loan terms while it is a Scheme loan? i.e. top up, term extension, change from P&I to Interest Only?

No. Guaranteed Scheme loans cannot change loan terms (loan amount, loan term or repayment type) while the guarantee is in place. Customers can fix all or part of their loan.

What Resimac products are eligible for Scheme loans?

Resimac's Quickstart loan is eligible for 5% Deposit Scheme loans.

Do customers need to pay back the guarantee amount?

No, customers do not need to pay back the guaranteed amount.

Do customers receive a copy of the Guarantee Certificate?

No, the Guarantee Certificate is for Resimac only, customers do not receive a copy of the Guarantee Certificate.

Where can I get more information on the 5% Deposit Scheme?

Please refer to the Housing Australia 5% Deposit Scheme website - firsthomebuyers.gov.au/australian-government-5-percent-deposit-scheme

Who do I contact for support?

Please contact your BDM for support with 5% Deposit Scheme loans.

Get in touch

To find out more, speak to your BDM or visit broker.resimac.com.au today.

For accredited broker use only. This guide is for information purposes only. All applications are subject to Resimac's credit assessment criteria, lending policies and approval processes. Terms, conditions, limits and exclusions apply.