



## Is HomeBuild Access for you?

The Northern Territory Government's HomeBuild Access package delivers more home loan options for Territorians. Loans are available for Territorians looking to buy or build a new home.

### HomeBuild Access loan types

#### Subsidised Interest Rate Loan

This loan is available to first home buyers. Specific eligibility criteria do apply for this loan.

The HomeBuild Access Subsidised Interest Rate Loan offers a subsidised interest rate for the first five years of the loan's term, making home ownership more affordable for low to middle income families.

The HomeBuild Access Subsidised Interest Rate Loan offers:

- a subsidised variable interest rate for the first five years of the loan term;
- a low 2.0% deposit requirement;
- no lenders mortgage insurance;
- no monthly service fees;
- up to a 35 year loan term;
- no application fee; and
- access to an interest free **Fee Assistance Loan** of up to \$10 000.

The **Fee Assistance Loan** is only available to Subsidised Interest Rate Loan applicants.

This loan enables you to borrow up to \$10 000 interest free to help with costs associated with buying a home such as conveyancing, white goods, deposit and stamp duty. The **Fee Assistance Loan** is repayable over a maximum term of 15 years.

#### Low Deposit Loan

This loan provides you with a Territory Government loan of up to 17.5% of the purchase price of your new home.

You will be required to obtain finance for 80% of the purchase price through an approved financier, currently People's Choice Credit Union (People's Choice).

The HomeBuild Access Low Deposit loan offers:

- no income or asset limits;
- a competitive variable interest rate;
- a low 2.5% deposit requirement;
- no lenders mortgage insurance;
- no monthly service fees;
- up to a 30 year loan term;
- no application fee; and
- access to an **Off the Plan Deposit Loan** to help fund the deposit.

The **Off the Plan Deposit Loan** is only available to Low Deposit Loan applicants.

This loan can assist you by providing funds to pay the deposit when purchasing a property 'off the plan'. For more details on this loan, refer to our HomeBuild Access **Off the Plan Deposit Loan** fact sheet.

## Interest rate

The interest rate for HomeBuild Access loans is based on a reference rate.

The reference rate for the Subsidised Interest Rate Loan is the Commonwealth Bank of Australia Standard Variable Rate for home loans.

The HomeBuild Access Subsidised Interest Rate Loan offers a subsidised interest rate for the first five years of the loan term. At the end of this period, the loan will be converted to the full reference rate.

The reference rate for the Low Deposit Loan and Off the Plan Deposit Loan is the People's Choice's Standard Variable Rate for home loans.

If you move out of the property as your principal place of residence, a non-occupancy interest rate will be applied to your home loan and, in the case of the Subsidised Interest Rate Loan, you will also lose your interest subsidy. Please refer to the **Occupancy Requirements** fact sheet for more information.

## Eligibility criteria for all HomeBuild Access loans

To be eligible for either of the HomeBuild Access home loan products, you and your spouse/partner must:

- be an Australian Citizen or permanent resident (or a joint applicant with spouse who is);
- be contracting to build or purchase a new property;
- not be purchasing/constructing a home that exceeds the price limits of the HomeBuild Access loan product;
- have a minimum deposit in relation to the product you are applying for;
- contract a Northern Territory licensed builder under a single fixed price building contract if you are building a house;
- ensure construction of the home being purchased did not commence before 1 January 2013;
- live in the property as your principal place of residence for a minimum of three years after it is purchased / constructed; and
- not currently have a HomeBuild Access loan.

## Price limits

The property you purchase must not exceed the following price limits:

House size	Purchase price limit
1 - 2 bedrooms	\$475 000
3 or more bedrooms	\$550 000

If you are constructing your home, the price limit includes the cost of the land and the full construction cost of your new home.

These purchase price limits apply to all HomeBuild Access loan products.

There are also specific criteria for each home loan product:

## Subsidised Interest Rate Loan

To be eligible for a Subsidised Interest Rate Loan, you must also:

- not currently own, or part own, another residential property in Australia;
- not exceed assessable income and assets limits;
- provide evidence you are unable to access finance required to complete the purchase or construction of a new home through another financial institution; and
- be a first home buyer in Australia<sup>1</sup>.

<sup>1</sup> The Chief Executive Officer (Housing) will consider applications for the HomeBuild Access Subsidised Interest Rate Loan where applicants are not first home buyers under extenuating circumstances. Discuss with People's Choice when you are submitting your application.

## Income and asset limits

The following income or asset limits apply to the HomeBuild Access Subsidised Interest Rate Loan:

Household size	Annual gross income limit	Asset limit
1	\$80 000	\$60 029
2	\$97 500	\$85 735
3	\$105 000	\$135 855
4	\$112 500	\$135 855
5	\$120 000	\$135 855
6 or more	\$127 500	\$135 855

**Annual gross income** includes:

- wages/salary
- regular overtime
- carer allowance or carer payment
- district allowance
- first aid allowance
- housing allowance
- net profit (loss) from business
- Newstart allowance (as a supplement to other income)
- pensions, including aged, disability and veteran affairs
- vehicle allowance

**Assets** include:

- cash holdings
- shares in estates
- savings
- stock market shares, bonds and investments
- superannuation funds that can be realised
- recreation vehicles such as caravans, mobile homes and boats
- value of any interest or equity in land or property.

Assets do not include personal belongings, household furniture, personal car or assets that can't be realised such as preserved superannuation funds. Documentary evidence of assessable assets may be required.

## Employment

- **Permanent full time and part time employment** - 12 months in your current position.
- **Casual employment** - 12 months in your current position.
- **Contract employment** - 6 months in your current position and at least 6 months remaining under your current employment contract.
- **Self-employed** – minimum of 12 months trading history to allow for any seasonal fluctuations

If your employment is outside of these requirements, your income will still be included to assess whether you meet the eligibility criteria for a HomeBuild Access Subsidised Interest Rate Loan, but will not be included when assessing how much you can afford to borrow.

## Low Deposit Loan

To be eligible for a **Low Deposit Loan**, you must also:

- have been in your current employment for no less than twelve months. If you transferred to the Northern Territory from interstate with your current employer, you must have been employed for a total of no less than 12 months between both locations; and
- have demonstrated a satisfactory rental history or satisfactory loan repayment history on any previous home loan for a period of twelve months or more.

There are no income or asset eligibility criteria for the Low Deposit loan.

## How to apply

People's Choice delivers and manages HomeBuild Access loans on behalf of the Northern Territory Government.

For more information you can call 08 8943 3319 and you will be referred to a specialist within People's Choice who will assist with your enquiry.

Disclaimer: Whilst the Chief Executive Officer (Housing) has made every effort to ensure the accuracy of information in this fact sheet, no warranty is given that that the information in this document is free from errors or omissions and that it is suitable for your circumstances. The information in this document is subject to change without notice to you and has been prepared without taking into account your particular financial situation, requirements and objectives or needs. You should seek independent legal and financial advice before considering whether to act or rely upon the information in this document.

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