

PROPERTY FINANCE  
*Made Easy*



**PRE-APPROVAL • PURCHASE • REFINANCE**



Looking for a home?  
Apply for pre-approval  
for more negotiating  
power.



First home buyer?  
We can help you apply  
for the first home  
buyers' grant.



Find out exactly  
how much you  
can borrow and  
what your monthly  
repayments will be.



# Pre-Approval

Giving you more negotiating power, vendors love to know you have pre-approved as it shows you are a serious buyer.

Pre-approval also gives you peace of mind that you are considering properties within your budget.

## WHAT IS HOME LOAN PRE-APPROVAL?

If you have been looking at buying property you need a pre-approval to make sure you don't miss out.

A pre-approval gets much of the paperwork out of the way, removes the uncertainty of whether you can afford the property or not, and lets you get on with the important part of finding the right property to buy.

A pre-approval is essentially the lender confirming that you meet the criteria for a home loan with them, subject to contact of sale, acceptable valuation and possibly Lenders Mortgage Insurance approval.





Purchase

## HELPING YOU FIND THE RIGHT FINANCE SOLUTION

Buying a home is one of the biggest things you'll do in life. We'll be there every step of the way to guide you through the entire home loan process – from application to settlement and beyond.

With our extensive experience in the finance industry, and access to hundreds of loans from a wide variety of lenders, you'll be able to save time and money, avoid confusion & improve your chances of approval.

## HOW MUCH DOES IT COST TO USE OUR SERVICES?

In most cases, the very short answer is nothing! While we are paid by the bank, we work for you, finding the right loan for your situation. We may charge fees for commercial or business loans or loans with a complex structure. We are fully upfront about our fees and will let you know if they apply to you.

# PROPERTY REPORT

## REQUEST YOUR FREE PROPERTY REPORT

We are very happy to provide free property reports so you are fully informed and can make the right decision about a particular property.

These reports include information so you can:

1. Get an idea of previous sales and rental history for this property,
2. See what has sold in the local area recently for similar style properties,
3. Get an estimate on the value (NB this is not a formal valuation)

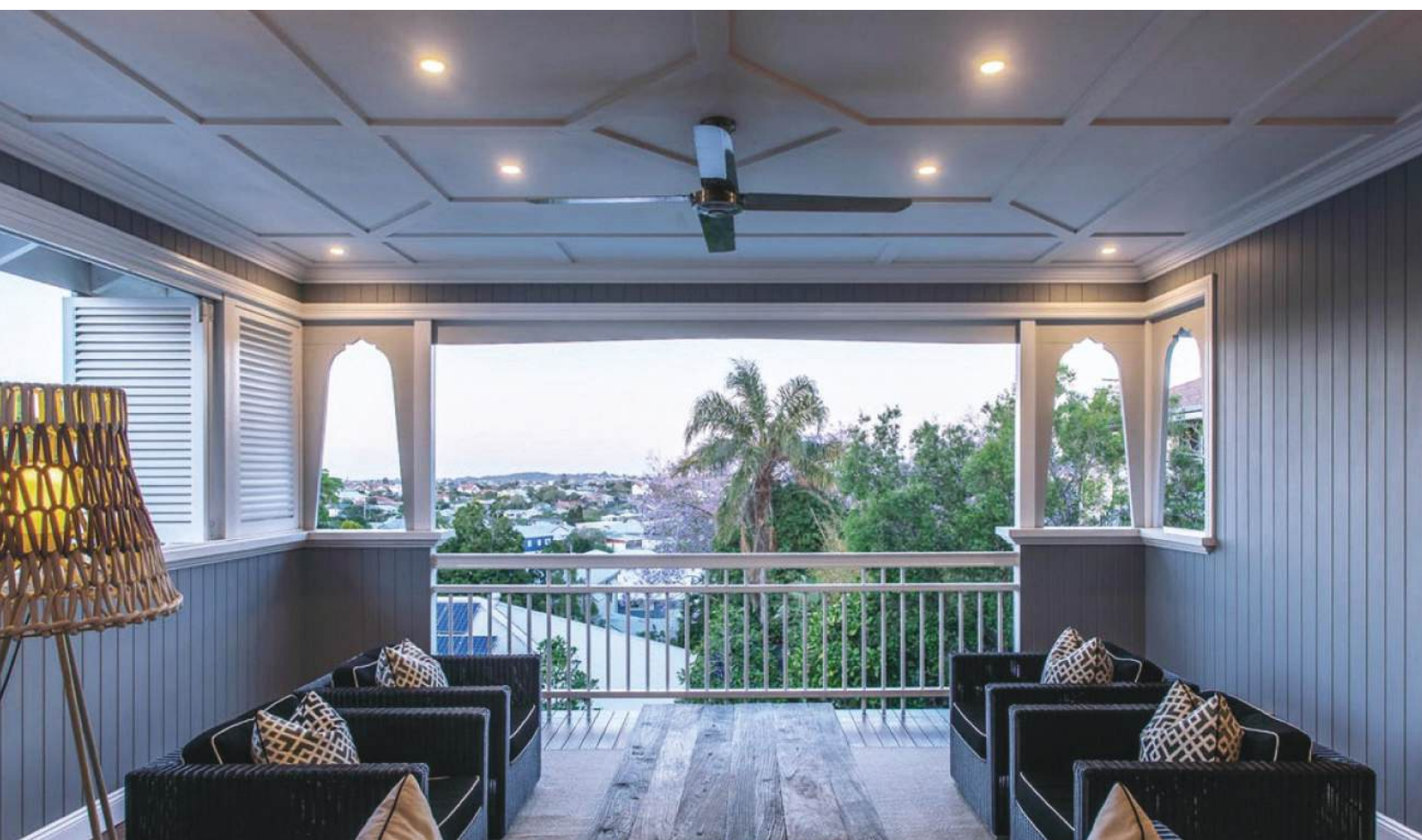
Simply email your name, phone number, address and website link for the property you are interested in to [info@timehomeloans.com.au](mailto:info@timehomeloans.com.au)

# REPAYMENT SCHEDULE

Work out your monthly repayments\* to confirm property affordability.

	500K	600K	750K	900K	1M	1.5M	2M	3M
1.80%	\$1,798	\$2,158	\$2,698	\$3,237	\$3,597	\$5,395	\$7,194	\$10,791
1.90%	\$1,823	\$2,188	\$2,735	\$3,282	\$3,646	\$5,470	\$7,293	\$10,939
2.00%	\$1,848	\$2,218	\$2,772	\$3,327	\$3,696	\$5,544	\$7,392	\$11,089
2.20%	\$1,899	\$2,278	\$2,848	\$3,417	\$3,797	\$5,696	\$7,594	\$11,391
2.30%	\$1,924	\$2,309	\$2,886	\$3,463	\$3,848	\$5,772	\$7,696	\$11,544
2.40%	\$1,950	\$2,340	\$2,925	\$3,509	\$3,899	\$5,849	\$7,799	\$11,698
2.50%	\$1,976	\$2,371	\$2,963	\$3,556	\$3,951	\$5,927	\$7,902	\$11,854
2.75%	\$2,041	\$2,449	\$3,062	\$3,674	\$4,082	\$6,124	\$8,165	\$12,247
3.00%	\$2,108	\$2,530	\$3,162	\$3,794	\$4,216	\$6,324	\$8,432	\$12,648
3.25%	\$2,176	\$2,611	\$3,264	\$3,917	\$4,352	\$6,528	\$8,704	\$13,056
3.50%	\$2,245	\$2,694	\$3,368	\$4,041	\$4,490	\$6,736	\$8,981	\$13,471
3.75%	\$2,316	\$2,779	\$3,473	\$4,168	\$4,631	\$6,947	\$9,262	\$13,893
4.00%	\$2,387	\$2,864	\$3,581	\$4,297	\$4,774	\$7,161	\$9,548	\$14,322
4.50%	\$2,533	\$3,040	\$3,800	\$4,560	\$5,067	\$7,600	\$10,134	\$15,201
5.00%	\$2,684	\$3,221	\$4,026	\$4,831	\$5,368	\$8,052	\$10,736	\$16,105
5.25%	\$2,761	\$3,313	\$4,142	\$4,970	\$5,522	\$8,283	\$11,044	\$16,566
5.50%	\$2,839	\$3,407	\$4,258	\$5,110	\$5,678	\$8,517	\$11,356	\$17,034

\*indicative based on monthly P&I repayments over 30 years.





# Refinance

Have you reviewed your home loan recently? The official cash rate in Australia is the lowest it has ever been. But what does this mean for you?

Now is the time to review your loan to see whether it is still right for you.

Home loans are no longer a set and forget product. At Time Home Loans, we recommend you review your home loans annually – or every two years at a minimum.

While rate is important, how you use your loan and the way it is structured is vital and will save you in the long run.

With access to over 30 banks and hundreds of different loan products we work with you to find the loan that suits your individual circumstances.

**Reducing your interest rate can have a significant impact...**

Rate Reduction	0.1%	0.25%	0.5%	1%
Monthly Saving	\$41.67	\$104.17	\$208.33	\$416.67

Indicative nominal monthly savings on a \$500,000 I/O loan.  
Please seek advice from your accountant.



# REFINANCE FAQ'S

## **My refinance has been approved, I've signed my loan documents, now what?**

Once the lender receives your signed loan documents they will check that they have everything that they need to settle the new loan. This usually takes lenders 3 – 5 business days depending on current volumes. Once they have determined that all is in order, they will make contact with your existing lender to book in a settlement date, just like when you first purchased the property.

## **What happens at settlement? Am I supposed to be there?**

There is no need for you to attend settlement and 99% of refinance settlements are now completed electronically by lenders. At settlement, your new lender will contact your existing lender to get a payout figure. They will then use funds from your new loan to payout the existing loan. Any funds left over will be deposited either back into the loan account or into a linked savings or offset account depending on your instructions on the loan documents.

## **Do I have to close my old home loan?**

No. Your home loan will automatically be closed by your old lender. Please note, the payout figure for your old loan will be higher than what you see on your internet banking. This is because payout figures include interest payable up to the day of settlement and any finalisation fees. It is very common to see your loan account in credit after settlement and as loans can take up to 3 business days to close they may still show as open after settlement. If your old home loan is still showing as open after 5 business days, please let us know and we will find out what is happening and make sure it is properly closed.

## **I'm drawing equity from my loan. What happens to the cash at settlement?**

Any extra funds available at settlement will always go into the account instructed on the authority form you sign. Just like excess funds from the refinance of the home loan, they will usually go into a linked savings or offset account or as redraw in your home loan.



# REFINANCE FAQ'S



## **I'm consolidating other personal debts (ie personal loans, car loans, lease etc) do I have to make the repayment at settlement or does the bank do that?**

This is not quite as hard and fast as with home loans and all lenders do this slightly differently. For personal loans, car loans, leases etc, lenders will normally control the payout of those facilities. Again each bank does this differently. Some will post bank cheques to you made payable to old finance company for you to make the payment yourself, while others will post bank cheques directly to your old finance company. We are finding most now require you to provide a payout figure a day or two before settlement together with the details for them to make the payment electronically. In this instance, we will be in touch to get the information from you. We also highly recommend that you contact your old finance company after settlement to ensure that the loan has been finalised and request written confirmation from them.

## **What about credit card debt? How does that get paid out?**

Paying out credit card debt is similar to paying out a personal loan, however, some banks approach it very differently. Many banks rely on an "honour system" by making the settlement funds available to you with you having to make the final payment. Others will post a bank cheque made out to the credit card provider with your card number for you to deposit or send the cheque directly. Whichever way it is paid – it is your responsibility to ensure the card is paid out and closed correctly.

## **What happens when my existing lender receives my discharge form?**

Once your existing lender receives your discharge form, they will normally reach out to you to try and retain your business. Before we recommend refinancing, we do our homework, including completing pricing with your existing lender, so should they offer you a more competitive option than the proposed refinance, let us know and we can discuss whether remaining where you are may be the right solution for you. Once lenders move forward and start the discharge process, you will no longer have access to any redraw available on your loans. Some lenders will also stop your access to linked offset accounts. We will discuss this with you if your existing lender is one of those to ensure that you move any money necessary to an account you can access.

# REFINANCE FAQ'S

## **Do I have to keep making repayments on my loans and credit cards while I'm applying for a refinance?**

Absolutely. Even though you are refinancing it's extremely important to keep up with your repayments. Missed repayments on any kind of loan facility are recorded by credit report agencies on your credit file and that history sticks with you for 2 years. This can negatively impact your ability to borrow now and into the future. Essentially, you need to make your loan repayments on your existing loan right until day of settlement on your new loan.

## **What happens with my direct debits for my existing loans?**

We suggest that you leave them in place until settlement of your new loan. Many lenders will automatically cancel direct debits once your loan has been paid out and closed, however, contacting them to make sure is always a good idea.

## **When do I get my account details?**

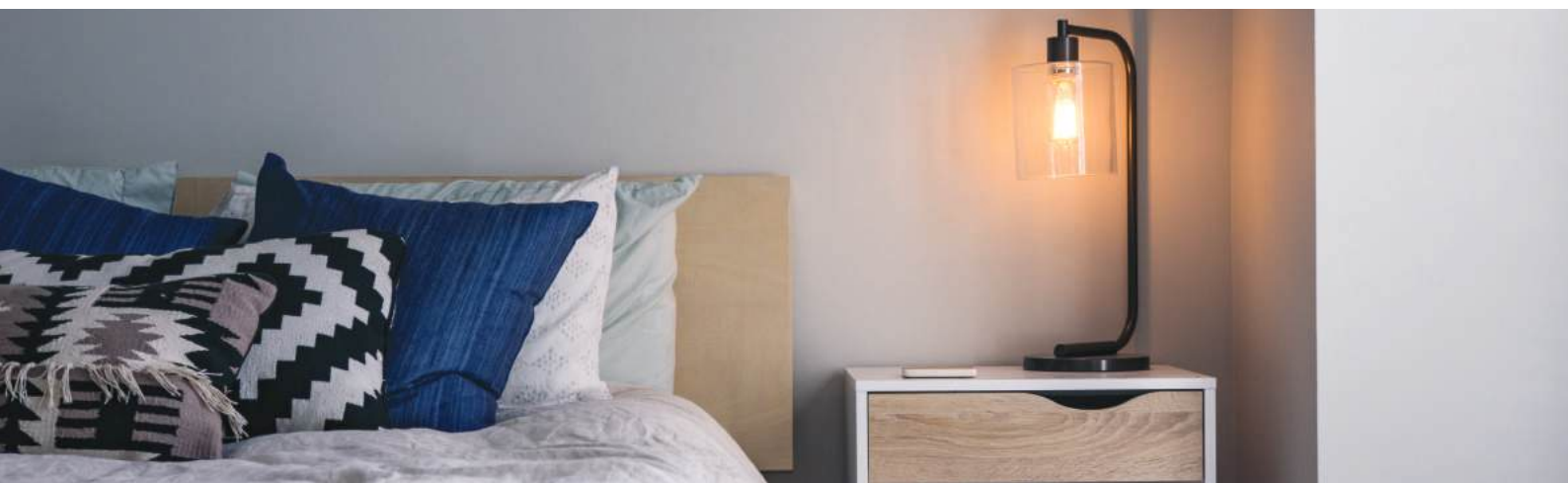
Some lenders will provide account details with loan documents which some won't provide them until settlement or shortly after. Either way, we will ensure that as soon as the details are available you are provided with them.

## **How do I setup internet banking? What about cards to access accounts? How does that work?**

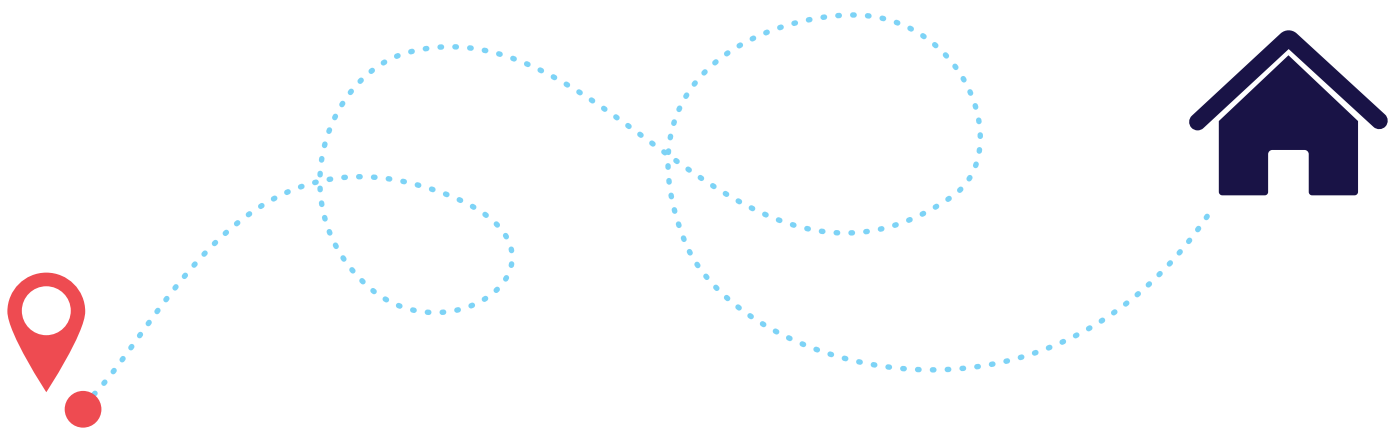
Onboarding is different for each lender. Some lenders require you to be identified directly by them and they will open up accounts, issue cards and provide you with your internet login details at that time. Some have special teams to walk you through it and others send you everything via email, SMS and through the post. Lenders are happy to hear from you if you don't want to wait for them to contact you. We will let you know how your lender will contact you.

## **When are my new loan repayments due?**

General rule of thumb is that your first loan repayment on your new loan is due one month after settlement. So if you settle on the 15th May, your first loan repayment is due on the 15th June - assuming you have monthly repayments. If you have opted for weekly or fortnightly repayments, then they will be due either the first week or the first fortnight after the date of settlement. There are some exceptions to this rule, but we will discuss this with you when we sign your loans documents and we will also send you through the details at settlement to remind you.

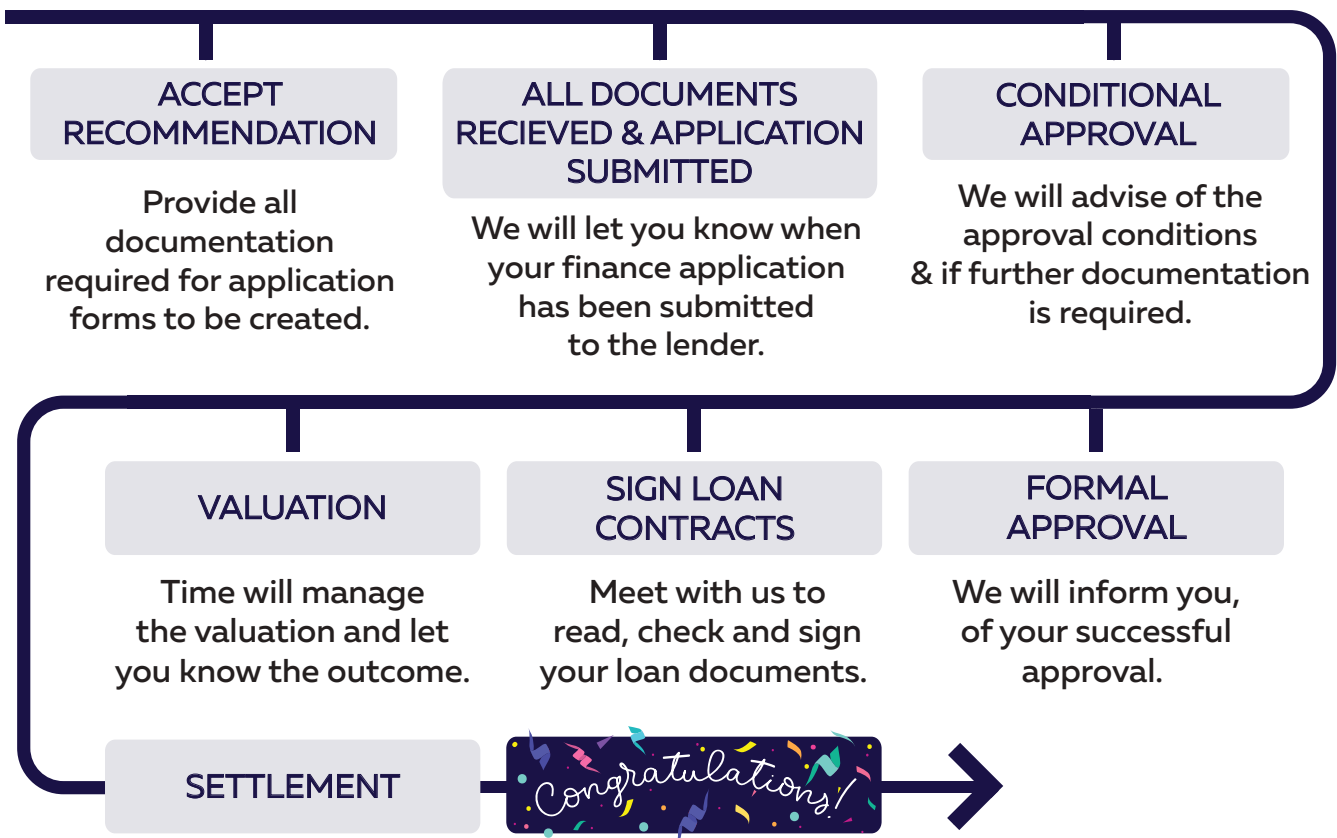






## A TIMELY JOURNEY

At Time, we like to make lending simple. Throughout the process, our team will guide you to make the application process as seamless as possible.



# What you can expect from us

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## **CUSTOM SOLUTIONS**

We work for you – not the bank – we delve deep into your situation and ask the right questions so we can find you the right solution. We handle everything from single loans to complex structures including consolidation, restructure, purchase and refinance – leaving you time to enjoy life.

## **MORE OPTIONS**

We have access to hundreds of loans from a wide variety of lenders to finance your home, vehicle, business, equipment or commercial projects. We will work with you to find the loan that suits your individual circumstances so you can make the most of your money.

## **BETTER EXPERIENCE**

We take the stress out of borrowing by taking care of the entire application process. We organise your documents, speak with the bank, push the process along and act as your one point of contact through to settlement and beyond.

# We are here to help

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The right finance could make a huge difference to your life. We are here to support you through these unprecedented times. Book your free online appointment to find out how we can help you.

## **PERSONAL EXPERIENCE**

Best of all we take care of the entire application process for you – acting as your personal point of contact through to settlement and beyond...well that's a bit nice.

Because we work for you – not the bank – we give you more choice from a wide variety of lenders, providing customised finance solutions.



From home loans to business finance...  
find out why you need a finance specialist on your side.



**Car &  
Equipment**



**Business &  
Commercial**



**Refinance &  
Consolidation**



**Personal  
Loans**



**SMSF  
Lending**



*Are you financially healthy?*



We recognise your dreams and goals and would like to get you there faster!  
It costs nothing to speak with us and it could save you thousands.  
Chat to us today for a customised and personal lending experience

## CONNECT WITH US



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 [timehomeloans.com.au](http://timehomeloans.com.au)

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★★★★★  
700+ 5 STAR GOOGLE REVIEWS