

# Loan Application Documentation Checklist

When you are ready to apply for a home loan, there will be a number of items that the lender will ask you for, in order to determine how much you can borrow and assess your ability to make mortgage repayments.

It is a good idea to use our home loan documents checklist and have the following paperwork ready:

Proof of identity (you will need at least one form of photo ID)	
	Passport
	Driver's licence
	Proof of age card/Australian tertiary institution card, Department of Defence ID, Waterways/Boat licence
	(If you only have one form of photo ID, you will also need to supply secondary identification)
	Birth certificate (required if you will be applying for the FHOG)
	Citizenship certificate
	Centrelink pension card
	Medicare card
	Current/recent rates or utilities bill
	Tax assessment notice (most recent)
Income	Two latest payslips or a letter from employer stating length of employment (if still on probation), gross and net income, regular overtime and allowances.
	If self employed, you will need your income tax returns from the last two financial years, and your most recent Assessment Notice. Some lenders may require profit and loss statements certified by a registered accountant.
	Confirmation of any Centrelink payments you receive (eg. Family Benefits).

	Details of any other income, bonuses, allowances or benefits.
	If buying an investment property, you will need to supply either a copy of the lease agreement with the current tenant, or a letter from your property manager confirming estimated rental income.
	Confirmation of net rental income received from any other investment properties.
<b>Expenses</b>	Details of your rent/board payments
	Council and water rates
	Electricity and gas bills
	Details of any extraordinary expenses (eg. private school fees or maintenance/child support payments).
<b>Assets</b>	Bank statements showing history of savings (usually 3 months).
	If using the settlement from another property as your deposit, you will need a letter from your solicitor confirming the net settlement amount.
	Should your deposit/part thereof, be a gift you will need a statutory declaration showing how much of the deposit is a gift and that the amount does not need to be repaid. Some lenders may need proof that the gift has been in your savings account for a 3 month period.
	Details of assets including superannuation and any shares held.
	If other investment properties are owned, you will need to provide copies of the rates notices on each property.
	Confirmation of other assets (eg. insurance statements which include sum insured for your motor vehicle assets and your home contents value).
<b>Liabilities</b>	If you have a current mortgage, you will need to provide a minimum of 3 months loan statements.
	You will need to provide the most up to date statements for your car or personal loans and credit card/s or store cards.
<b>Other</b>	If you have already identified the property you will need to supply:
	Copy of the contract
	Copy of the certificate of title

	Copy of transfer of land
	If you are a builder, your broker will also need to see a copy of council approved plans, the building specifications and your fixed price contract (construction/renovations) from your builder.
	If you are refinancing, your broker will also need to see:
	The loan statements on the property you are refinancing
	Details of the home to be refinanced (eg. number of bedrooms, bathrooms, garages and other inclusions)