

First home loan deposit scheme (FHLDS)

What is the First Home Loan Deposit Scheme?

This scheme will allow eligible first home buyers to purchase a home with a deposit of between 5 and 20 per cent of the value of the property. The Australian Government will guarantee the balance of the loan and cover Lenders Mortgage Insurance (LMI).

What are the eligibility criteria?

- Purchasers must be Australian citizens, at least 18 years of age and not have owned residential property in Australia before.
- Singles can have a taxable income up to \$125,000 and couples (either married or de-facto) may be on a combined taxable income up to \$200,000.
- The scheme is available for most types of property purchases, but the property may not exceed the price threshold, which varies according to state and city/town.

State or territory	Price thresholds for capital cities and regional centres*	Price threshold for rest of the state
NSW	\$800,000	\$600,000
VIC	\$700,000	\$500,000
QLD	\$600,000	\$450,000
WA	\$500,000	\$400,000
SA	\$500,000	\$350,000
TAS	\$500,000	\$400,000
ACT	\$500,000	-
NT	\$500,000	-
Jervis Bay Territory and Norfolk Island		\$550,000
Christmas Island and Cocos (Keeling Islands)		\$400,000

*regional centres price threshold applies to cities with a population over 250,000

What else do I need to know?

- On 1 July 2021, 10,000 places for the First Home Loan Deposit Scheme became available for eligible first home buyers for the financial year 2021/2022.
- The scheme can be used in conjunction with most other first home owner government schemes, grants and concessions.
- Loans must be principal and interest, and they must be for owner-occupied property only.
- You must have a deposit of between 5 and 20 per cent of the property's value. The government will provide a guarantee for the gap between your deposit and 20 per cent of the property's value, so you do not have to pay Lenders Mortgage Insurance.

The information contained in this fact sheet is of a general nature only and does not consider your personal objectives, financial situation or needs. Before acting on this information, you should consider whether it is appropriate for you. Australian Credit Licence Number 385325.

How do I apply?

Applications can be lodged through your Smartline Mortgage Adviser who will guide you through the process every step of the way. You can also contact the National Housing Finance and Investment Corporation for full details of the scheme and eligibility or visit: www.nhfc.gov.au/what-we-do/fhlfs/

FHLDS New Home Guarantee (NHG)

The Federal Government announced an additional 10,000 First Home Loan Deposit Scheme places available from July 2021 for first home buyers purchasing or building new homes. Please refer to our NHG Fact Sheet for more details.

Get personalised advice

Everyone's circumstances are unique. Speak with your Smartline Adviser for more information and to get personalised advice that matches your requirements.



smartline
personal mortgage advisers