

# Fact sheet

## First home loan deposit scheme (FHLDS) - New home guarantee

The Federal Government have announced an additional 10,000 First Home Loan Deposit Scheme places for the 2021/2022 financial year for first home buyers purchasing new homes.

This New Home Guarantee (NHG) will allow eligible first home buyers to purchase a new home with a deposit of between 5 and 20 per cent of the value of the property.

### What are the eligibility criteria for the NHG?

- 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 eligible first home buyers wanting to build a new dwelling or purchase a newly built dwelling, but the property may not exceed the price thresholds as outlined below.

State or territory	Price thresholds for capital cities and regional centres*	Price threshold for rest of the state
NSW	\$ 950,000	\$ 600,000
VIC	\$ 850,000	\$ 550,000
QLD	\$ 650,000	\$ 500,000
WA	\$ 550,000	\$ 400,000
SA	\$ 550,000	\$ 400,000
TAS	\$ 550,000	\$ 400,000
ACT	\$ 600,000	\$ 600,000
NT	\$ 550,000	\$ 550,000
Jervis Bay Territory and Norfolk Island	\$ 600,000	\$ 600,000
Christmas Island and Cocos (Keeling Islands)	\$400,000	\$400,000

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

### What else do I need to know?

- The NHG 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.
- For eligible properties, a contract of sale and/or an eligible building contract must be entered into prior to the expiry of the 90 day pre-approval period.
- If you want to purchase an existing dwelling, you will need to apply under the original FHLDS. Please refer to our First Home Loan Deposit Scheme (FHLDS) Fact Sheet for more details.

### 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: <https://www.nhfc.gov.au/what-we-do/support-to-buy-a-home/new-home-guarantee>

### 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.