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Ways To Borrow With No Deposit



1. Guarantor loan



With your parents acting as the guarantor for your home loan, you can **borrow up to 110%** of the property price.

Tip:

There are lenders who can consolidate your credit card debts.

2. A gifted deposit



Some lenders accept **gifts from your parents or close relatives** as a deposit.

Did you know?

Around 60% of first home buyers receive help from their parents when buying their first home.

3. Equity from another property



This is where you sign an **agreement to sell your current property** in case you can't make your mortgage repayments.

Tip:

You can calculate your equity by deducting your loan amount from the estimated value of your home.

4. Personal loan as a deposit



You can **take out a personal loan to use as a deposit** for your home loan.

Tip:

You usually need to have a good income to get approved.

5. Your SMSF



You can **borrow up to 80%** of property value if you have over \$100,000 in superannuation.

Tip:

The property that you're buying must be for investment purposes.

6. Vendor finance



You can ask the seller of the property or an independent private investor to help you finance your deposit.

Tip:

You must have at least 2% of the property price as a deposit.

In case you can't use these options, you can:



Save your cash:

By cutting expenses and saving at least 5% of the purchase price as a deposit, you'll be in a strong position to qualify for a home loan.



Don't change jobs:

Lenders usually want borrowers to be in a stable employment position and have at least two years work history in the same line of work.



Pay your debt:

Reducing your debts can help improve your borrowing power and can increase your chances of getting approved.



HomeLoan
experts

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