



YOUR STEP-BY-STEP GUIDE TO

Buying Your First Home

WITH EDGEWATER FINANCE

Buying your first home is exciting — but we know it can also feel a little overwhelming. That's where having the right broker on your side makes all the difference.

Here's how the home loan process works from start to finish.

STEP 1

GETTING TO KNOW YOU

We start with a friendly chat to understand your goals, budget, and what you're looking to achieve.

We'll talk about:

- How much you'd like to borrow
- Your income and savings
- Your preferred property type and location
- Any government grants or first home buyer schemes you may be eligible for

This helps us build a clear picture of your situation and tailor the right loan strategy for you.

STEP 2

BORROWING CAPACITY & PRE-QUALIFICATION

Next, we calculate how much you can afford to borrow.

We'll assess your income, expenses, and existing debts to determine your borrowing capacity and deposit requirements.

We'll also talk about your options:

- Minimum deposit needed
- Potential use of Government incentives and grants
- How much stamp duty you'll need to allow for

STEP 3

COMPARE LENDERS & FIND THE RIGHT LOAN

We research and compare options from our broad panel of lenders — including major banks, regional banks, and specialist lenders.

We'll find a loan that fits your needs, based on:

- Interest rates
- Loan features (offset, redraw, fixed or variable options)
- Fees and flexibility
- Your long-term goals

We'll explain the differences in plain English so you feel confident in your choice.

STEP 4

PRE-APPROVAL

Once we've found the right lender, we'll prepare and submit your home loan pre-approval.

This gives you a clear purchasing budget and the confidence to start making offers or bid at auction.

You'll receive:

- Confirmation of your approved borrowing limit
- An outline of next steps
- Guidance on timeframes and conditions





STEP 5

FIND YOUR DREAM HOME

With pre-approval in hand, it's time to start house hunting!

We'll stay in touch during this stage and help review contracts or loan conditions if you find "the one."

TIP: Let your Buyers Agent/Real estate agent know you're pre-approved — it strengthens your negotiating power.

STEP 6

SIGN THE CONTRACT & FINAL APPROVAL

Once your offer is accepted (or you win at auction), you'll:

1. Engage a conveyancer or solicitor to review the contract
2. Provide us with a copy of the signed contract
3. Pay the initial deposit required to secure the property.
4. Book a valuation — your lender will confirm the property's value
5. We'll then finalise your loan for formal approval

STEP 7

LOAN DOCUMENTS & SETTLEMENT PREPARATION

Once your loan is formally approved:

- We'll review your loan offer documents and send instructions for how to sign and make sure you understand everything
- You'll sign the documents and return them to the lender
- Arrange your building insurance (if applicable) - send us a copy to provide to your bank
- Your conveyancer and lender will coordinate settlement timing

We'll stay across every step to make sure it's seamless.

STEP 8

SETTLEMENT DAY

This is the big day! Your lender releases the funds to the seller, and the property is officially transferred to you.

You'll receive confirmation once settlement has taken place — and the keys are yours!

STEP 9

POST-SETTLEMENT SUPPORT

Our relationship doesn't end at settlement.

We will:

- Check in to make sure everything's running smoothly
- Provide annual reviews to ensure your rate stays competitive
- Be available whenever your circumstances change or you're ready to plan your next move

Why Choose Edgewater Finance?

We take the stress out of home buying by managing the entire loan process for you — from comparing lenders to celebrating your settlement.

With decades of experience, we know how to navigate the fine print, advocate for your best outcome, and make the finance journey simple and stress-free.

Ready to Start Your Home Buying Journey?

Let's chat about your financial goals and find out how close you are to owning your first home.

CONTACT US



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EDGEWATER FINANCE – *finance made simple.*