

Temporary and Non-Residents FREE QUICK-START GUIDE TO FINANCING AUSTRALIAN PROPERTY

A Special Report from MAP Mortgage Brokers

“Australia’s Experts in Temporary and
Non-Resident Home Loans”



MORTGAGE BROKERS
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“The Temporary Or Non-Resident’s Guide to Financing Australian Property”

Welcome. I’m Craig Vaughan, Principal of MAP Mortgage Brokers.

If you’re a **temporary or non-resident** of Australia, and you’re thinking about purchasing Australian property, then this Guide is for you.

For many temporary and non-residents, owning property in Australia is the dream of a lifetime. But as you may already know, financing and buying property as a non-Australian citizen is quite different and more involved than buying property as an Australian citizen who is also resident in Australia.

And the fact is, most banks, lenders and brokers are **not well-equipped to assist temporary and non-residents**, simply because it’s much easier to focus on regular home loans that fit the “normal” template.

The result is that temporary or non-residents either get the wrong information...or everything becomes far more complicated and drawn out than it needs to be...or in the worst-case scenario, serious mistakes are made that can cost you dearly.

The good news is, help *is* available. My firm, MAP Mortgage Brokers, specialises in helping temporary and non-residents get the finance they need to buy property in Australia.

And because we’ve worked with hundreds of temporary and non-resident clients, we know how to get the job done quickly, easily, and with a minimum of fuss.

This Special Report is designed to help you understand and navigate the process of financing property as a temporary or non-resident, so you can avoid costly mistakes and pitfalls, and own your own piece of Australia sooner rather than later.

A few minutes spent reading this Report may save you a tonne of time, money and frustration in the long run.

After you've read this information, if you have any questions or would like to speak with one of our brokers, without cost or obligation, [contact us online](#) or call 1300 397 287 and we'll be happy to assist.

Sincerely,
Craig Vaughan
Principal
MAP Mortgage Brokers
www.mapmortgagebrokers.com
Phone: 1300 397 287



Craig's professional memberships and affiliations include:

- Licenced by the Australian Securities and Investment Commission (ASIC)
- Full Member of the Mortgage Finance Associate of Australia (MFAA accredited number 47419)
- Member of Credit Ombudsman Services Limited (COSL)
- Certificate IV in Financial Services (Mortgage Broking)
- Member of AFG, Australia's largest mortgage broking aggregator
- Diploma of Financial Planning 1 and 2
- Bachelor of Laws with units in property and taxation law
- Experience in SMSF administration and buying property through Super

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The process of buying property as a temporary or non-resident of Australia has 14 steps. I won’t address every step in depth in this Special Report (I’ve done that in my book, titled “*Buying Property in Australia, A Guide for Non-Residents*” - feel free to request your free copy by calling my office on 1300 397 287).

What we will cover in this Report, are some of the more critical milestones that take place on the road to buying an Australian property.

Your First Step: Arranging A Fully-Verified Home Loan Pre-Approval

As a temporary or non-resident, it is a **very** good idea to get a fully-verified home loan pre-approval before signing any contract. Let me explain what this is, and why it’s important.

What Is Finance Pre-Approval?

Pre-approval is simply a letter from a lender, confirming you meet their criteria for a home loan up to a certain limit. There are a few benefits to obtaining this in advance:

- It gives you peace of mind that you can afford a certain property
- There is no-obligation to take up the finance, but it’s there if you need it
- It speeds up the formal approval process down the track
- Being pre-approved for finance can give you an edge when negotiating with real estate agents and vendors, because they’re more confident you have the funds behind you

Why Must Temporary And Non-Residents Be Careful When Getting Pre-Approval?

Many lenders will grant finance pre-approval, **subject to them fully checking your application** when you sign the contract, to confirm it meets their policy guidelines.

This is where temporary and non-residents have to be very careful. Banks have different credit policies for non-citizens (and non-residents), as opposed to citizens who reside in Australia.

And to make matters even more complicated, policies vary significantly between banks. Factors that may influence the final approval decision include:

- Your employment history
- Whether you are receiving tax-free income of a Living Away From Home Allowance (LAFHA)
- The type of visa you're on and your country of residence
- Currency being earned
- Plus many more factors

What's the solution?

The solution is to ensure you obtain a **“fully checked and verified finance pre-approval”** before signing any contracts to purchase.

This basically means the lender does all their fact checking prior to giving you pre-approval, so you're not left thinking you have approval, when you don't.

Doing this ensures there will be no ugly surprises when you need to finalise your financing.

And Another Finance Pitfall To Look Out For...

If you plan to purchase a property with less than 20% deposit, your lender will obtain “Lenders Mortgage Insurance” or LMI, to protect themselves in the event the loan can’t be repaid.

The LMI provider is another entity, with their own set of credit policies. So if this applies to your situation, your broker has to ensure you meet the lending criteria of BOTH the lender AND the LMI provider, in order to get your loan approved.

Keeping Your Credit File Clean

Every time you apply for a home loan, a record of the application goes on your credit file. Too many applications and lenders on your credit file may actually get you declined.

So the keys are to ensure you have a clear finance strategy, and that you approach the right lender(s) for finance - ones whose lending criteria you already meet.

Because we work with so many temporary and non-residents, we have a good understanding of which lenders’ criteria you will meet - feel free to ask us for more information.

And Before You Sign Any Contract...

Before you sign any contract to purchase, we recommend you seek independent legal advice. A good solicitor will examine the contract and give the “OK” before going ahead.

It’s **also** a good idea to have your mortgage broker look over the contract. When we do this for our clients, here are some of the things we look out for:

- That the property you’re purchasing meets the lender’s guidelines
- Full and complete names are entered on the contract
- The contract is subject to finance, and that the timeframe for approval is reasonable

Remember, it’s much easier to fix a contract before you sign it, than after.

As soon as you sign a contract, be sure to let your broker know so they can swing into action. Because lending to temporary or non-residents is a little more complex than lending to standard borrowers, it's a good idea to have as much time up your sleeve as possible.

What About Foreign Investment Review Board (FIRB) Approval?

The Foreign Investment Review Board (FIRB) is a government board established to examine proposals by foreign citizens who wish to invest directly in Australian property.

This is particularly relevant to temporary or non-residents, who will typically require FIRB approval before they commit to buying Australian residential property.

Here are a few facts you should know about FIRB approval:

- **Australian citizens living overseas** do NOT require FIRB approval to buy property in Australia.
- **Temporary residents living in Australia** DO have to obtain FIRB approval, unless an exemption applies. If you're not sure, please ask us.
- **Is FIRB approval difficult to obtain?**
 - If you're a temporary resident looking to **move into the property** you are buying, FIRB approval is often just a technicality.
 - However, if you're looking to purchase the property as an **investment**, some restrictions will apply. As a general rule, you have to buy a brand new property, vacant land, or a house and land package.

Other Important Tips When Buying Property In Australia

As I mentioned above, I cover each of the property-buying steps in much more detail in my book, *“Buying Property in Australia, a Guide for Non-Residents”*. If you’d like a copy, just contact my office on 1300 397 287 and we’ll send you one with our compliments (while stocks last).

Here are a few more tips to keep in mind when buying property in Australia:

- **Know what you’re buying:** if you’re not familiar with the Australian property market, it is essential to seek assistance from people who can help and guide you. We are happy to put you in touch with reputable professionals if needed (e.g. solicitors, accountants, buyer’s agents). Just ask us for a referral.
- Make all contracts subject to finance and a satisfactory building and pest inspection. This makes it easier to get out of the contract if things don’t stack up properly.
- **Insure any property as soon as the contract goes unconditional:** once a contract goes unconditional, it’s your responsibility to insure the property.
- If your funds required for settlement on a property are located offshore, it’s a good idea to transfer the funds into an Australian bank account well in advance. That means you won’t be scrambling at the last moment to complete the deal.

Top 6 Reasons To Partner With MAP Mortgage Brokers, If You’re A Temporary or Non-Resident Of Australia

- 1. We specialise in helping temporary residents, non-residents and Australian expats** get the funds they need to buy Australian property.

We understand bank and lender policies **as they apply to you** and can speed up the process of getting funds, while protecting your credit file from unsuccessful finance applications.

- 2.** We are able to refer you to **reputable professionals** as needed (e.g. solicitors, buyer's agents, accountants). Our whole referral network are also familiar with the needs of temporary and non-residents.
- 3.** We're very familiar with **FIRB requirements** and can help you navigate the process of obtaining FIRB approval.
- 4.** **We've worked with hundreds of satisfied clients.** Read what some of them have to say about our service and results [here](#).
- 5.** **Our service is free to you.** Our job is to find you the most suitable loan for your situation and we are paid a commission by the lenders.
- 6.** **Free Initial Consultation:** if you're ready to find out more, or just have a few questions, please [contact us online](#), or call 1300 397 287.

There's no cost or obligation to this initial consultation - just a chance to get some answers and explore whether or not we're a good fit to work together.

I trust you've found this Report useful, and my team and I look forward to speaking with you soon.

Sincerely,
Craig Vaughan
Principal
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