

FACT SHEET

PURCHASE AND LOAN COSTS

What loan costs are involved?

In determining the best loan for you it is important to consider the fees/costs associated with the loan as well as the interest rate.

There are a number of costs associated with setting up a loan, these may include an upfront application/valuation fee, ongoing monthly/yearly administration fee, settlement fees, split loan fees, rate lock fees, deferred establishment or exit fees and Lenders Mortgage Insurance.

What legal costs are involved?

There are two types of legal costs involved, these are the lenders legal fees and your own legal fees (conveyancing). Be aware that these fees are dependant on the type of loan and type of property you choose.

What purchase costs are involved?

Purchase costs relate to the costs involved in assessing the quality and suitability of your intended property. If you are buying a house, this will normally be a building and pest inspection report. If you are buying a unit, you will need a strata inspection report. Contact the MORE Legal Team for more information.

What government costs are involved?

Stamp duty is the main cost imposed by the government when buying your home. Separate to this, stamp duty may also be required to be paid on your loan.

To register you as the new owner of a home, the government also imposes a registration fee.

As First Home Buyers, you may be entitled to a complete exemption from stamp duty. Contact the MORE Legal Team or see our First Home Benefits fact sheet for more information.

How will I know what all these costs amount to?

Trying to estimate all these costs yourself will be difficult – even for experienced property buyers. Thankfully, your MORE consultant will provide you with an initial detailed costs analysis to get you started!

What about Home and Contents Insurance?

As a condition of any home loan, you must take out home building insurance. If you are buying a unit, then the building should already be insured by the Owners Corporation.

Contents insurance is optional and you choose the level of protection that meets your needs. We can help you arrange your insurance, please just ask for details.

Can I package up these costs somehow?

The **MORE FIRST HOME BUYERS PACKAGE** is the best way to handle the whole home buying process. See the dedicated page on our website for more details.

Please refer to our [Glossary of Terms](#) for a full explanation of terms used in this fact sheet.