

## Loan Documentation

The following is an outline of the typical supporting documentation which the lender may require as part of the loan submission process. Not all may be required by all lenders, or, additional may be required by some lenders.

### Personal Identification – 100 POINTS

- 70 points - Passport, Birth Certificate
- 40 points – Drivers license, ID card issued by state or federal government
- 35 points – Council rates notice
- 25 points – Bank issued credit cards, Medicare card, Senior’s card, Phone or Electricity Bills.

### Income – P.A.Y.G.

- 2 most recent pay slips with year to date (less than 6 weeks old)
- Letter of employment with salary component (start date, Employment Status, if on probation?)
- Group Certificate or Tax assessment notice
- Centrelink letter for family assistance and pensions

### Income – Self Employed

- 2 most recent years tax returns, tax assessment notices for all applicants and all businesses
- Balance sheets and detailed profit and loss statements covering the most recent two years
- Details of external liabilities, leases, hire purchases, overdrafts, company loans and/or guarantees

### Income - Rental Income

- Letter from real estate agent confirming amount or estimated rental amount or
- copy of the tenancy agreement, proof of rental income on bank statements (3 months).

### Deposit

- Evidence of genuine savings 5% minimum over 3 months
- Evidence where the funds are currently held to complete the purchase
- Evidence of purchase deposit receipt

### Purchase

- Fully signed and dated contract, with full names

### Refinance

- Rates notice
- 3 months credit card statements

### Financial Commitments

- 6 months home loan statements ( to the end of last full month)
- 1 months most recent credit card statements
- 6 months personal loan statements

### Building or Developing

- Contract of sale; fixed price building contract; plans and specifications; council approval.