mwc

HOME READY PLAN

Your practical first-home buyer workbook to understand your position, build your deposit and plan your next move.

MWCGROUP.AU

How to use this plan

This workbook will help you understand where you are now, what you may need to prepare and which decisions will shape your first-home journey. You do not need to complete everything in one sitting. Start with what you know and confirm details as you go.

By the end of this plan, you will have:

- A clearer picture of your current position
- A deposit and budget goal
- A shortlist of potential pathways and locations
- Three practical next actions

Choose your starting point

- [ ] **Planning to buy ASAP**
- [ ] **Getting ready in the next 3-6 months**
- [ ] **Planning for 6-12 months**
- [ ] **Still exploring**

Keep your plan current

Update it whenever your income, debts, savings, target location or buying timeframe changes.

Start with the big picture



Your reason for buying will help you stay focused when the process feels slow or your options need to change.

Why would you like to own?

Think beyond 'I want my own home'. What would ownership change for you, your family or your future? It might mean stability, more control, space for a pet, the ability to personalise your home or build long-term security.

When would you like to be ready?

Choose a specific month and year rather than 'in one or two years'. Your date can change, but a clear target makes it easier to work backwards and set monthly actions.

Who is on your side?

List the people who will encourage you and the professionals who can help you make informed decisions. Friends and family can provide support; finance and legal advice should come from appropriately qualified professionals.

My reason for owning:

My target month and year:

My supporters:

Your position today

Before choosing a property, get clear on your savings, liabilities, borrowing position and current housing costs.

Borrowing capacity is the amount a lender may be willing to lend based on its assessment. It is not necessarily the amount you should spend. Your comfortable purchase range also needs to allow for repayments, ownership costs and changes in your circumstances.

Amount currently saved for my deposit: $

Amount I save each week or fortnight: $

Current weekly rent: $

Gross annual household income before tax: $

Total credit-card limits: $

Personal and car-loan balances: $

Monthly debt repayments: $

Buy now pay later commitments: $

Indicative borrowing capacity: $

Assessed by and date:

See what could be possible

Our team and lending partners at Simplii Finance can help you get a clearer picture of your borrowing position and the next steps towards buying a home. Scan the QR code or visit mwcgroup.com.au/letsgohome

Get borrowing ready

Small changes may improve how a lender sees your application, but the right action depends on your circumstances.

Check credit history

Request a free copy of your credit report, check that the information is correct and address errors through the relevant credit reporting body. Avoid paying a company to 'repair' accurate information.

Review every liability

List credit cards, buy now pay later accounts, personal loans, car loans, store finance and other commitments. Ask your broker whether unused limits or repayments are affecting your position.

Keep accounts clean

Pay bills and debts by the due date, avoid unarranged overdrafts and keep enough money available for direct debits.

Protect income stability

Speak with your broker before changing jobs, reducing hours, becoming self-employed or making another major employment change during the finance process.

Avoid unnecessary credit

A new car loan, credit card, buy now pay later account or finance application can change your borrowing position. Check first before applying.

Don’t make changes blindly

Closing accounts, consolidating debt or moving money may have advantages and disadvantages. Confirm the likely effect with a broker or qualified adviser first.

Action I need to take:

Who will help me:

Free credit reports

Australian consumers can generally request a free copy of their credit report every three months. Scan the QR to visit Equifax.com.au or another Australian credit reporting body to access your report or request a correction.

Your deposit goal

Your deposit is only one part of the money you may need to buy a home.

Start with your target property price and the minimum contribution for your chosen pathway. Then factor in costs such as stamp duty, legal fees and lender charges, as well as any grants or support available. Your mortgage broker can help you confirm the final amount required.

Target property price: $

Minimum pathway contribution: $

Estimated stamp duty after concessions: $

Estimated legal, lender and purchase costs: $

Potential first home owner grant: $

Confirmed gift or deposit support: $

Estimated buyer savings target: $

Current savings: $

Remaining savings goal: $

Target date:

Required weekly saving: $

^ **Simple calculation:** Savings target − current savings = remaining savings goal. Divide savings goal by number of weeks until your target date, then automate the transfer on pay day.

Compare deposit pathways

Use our Deposit Pathway Calculator to see how different buying options could affect your minimum deposit, indicative home loan and estimated repayments. Scan the QR code or visit mwcgroup.com.au/pathway

Your budget plan

Buying a home should still leave room for everyday life, future goals and the occasional surprise.

Your current rent plus regular deposit savings can be a helpful starting point when thinking about what may feel manageable. It is also worth allowing for ongoing ownership costs such as council rates, insurance, maintenance, utilities and, where relevant, strata or body corporate fees.

Build in some breathing room

A comfortable budget gives you confidence that your home can remain affordable even when life changes. Consider:

- Would you still have room to save and enjoy normal life?
- Could your budget manage a change in interest rates or living costs?
- Are there any upcoming changes to income or work hours?
- Would you be able to keep an emergency buffer for unexpected expenses?

Comfortable weekly mortgage repayment: $

Comfortable monthly mortgage repayment: $

Estimated rates, insurance and ownership costs: $

Minimum emergency buffer I want to keep: $

Maximum repayment I would feel comfortable with: $

Create your budget plan

Use our free Budget Planner to map out your income, expenses, savings and a comfortable amount to put towards your future home. Scan the QR code or visit mwcgroup.com.au/budget

Your potential support

You may have more than one pathway or form of support available. Compare the contribution required, eligibility criteria, property limits and how each option could fit your circumstances.

Help to Buy Scheme

Eligible buyers may purchase with a minimum 2% deposit. Based on what they can reasonably afford, the Australian Government may contribute up to 40% for a new home or 30% for an existing home. Income, property-price, participating-lender and other criteria apply.

5% Deposit Scheme

Eligible first-home buyers may purchase with a minimum 5% deposit through a participating lender without paying lenders mortgage insurance. Eligible single parents or legal guardians may qualify with a minimum 2% deposit. Property-price caps, property criteria and lender requirements apply.

First Home Owner Grant

A state or territory grant generally available for eligible new homes. Amounts, property-value limits and residence requirements vary.

Super Saver Scheme

Eligible voluntary super contributions and associated earnings may be released to help fund a first home. Up to $15,000 of eligible contributions from any one financial year and $50,000 across all years may count towards the scheme.

Stamp duty concessions

First-home buyer exemptions or concessions may reduce upfront costs. Rules and thresholds vary by state or territory and property type.

MWC $10K Deposit Boost™

MWC may provide a $10,000 gift on eligible new-home packages. It is not a government grant or loan and does not need to be repaid. Eligibility, participating properties, lender treatment and conditions apply.

Pathway or support:

Who will help confirm it:

Next action:

Need help? Our team can help determine which pathways or support may be available to you.

Support from others

Buying with someone else or involving a family guarantor may open up more options, but the arrangement should be understood and agreed by everyone involved.

Family guarantor

A family guarantor may help you buy sooner by allowing a lender to use part of their property equity as additional security. This can reduce the deposit you need and help you avoid lenders mortgage insurance, although the guarantor should understand the commitment and seek independent legal and financial advice.

Co-purchasing

Buying with a partner, sibling, friend or family member may help you combine incomes, savings and borrowing power so you can buy sooner. Before proceeding, agree on contributions, ownership shares, ongoing costs, decision-making and what would happen if one person wanted to sell.

Protect the relationship

Each buyer should understand the loan, commitment and structure. A written co-ownership agreement and independent legal advice can help address what happens if someone wants to sell, cannot contribute or experiences a relationship or financial change.

Who I may buy with or ask to guarantee:

What support could they provide:

Questions we need answered:

Finance to be supported by:

Legal advice to be provided by:

Your property plan

Start with what your finances can comfortably support, then find the locations and property types that fit.

Your first home can be a launchpad rather than your forever home. A realistic and flexible mindset may help you enter the market sooner and give you more options later.

Comfortable purchase range: $

Maximum purchase price: $

Preferred home type:

New or existing home:

Location 1:

Location 2:

Location 3:

Why these locations fit:

Maximum commute or travel time:

Must-have 1:

Must-have 2:

Must-have 3:

See what your budget could buy

Our team can help you compare eligible support, suitable locations and potential new-home options within your purchase range. Scan the QR code or visit mwcgroup.com.au/letsgohome

If building a home

Choosing the right builder is not only about the design or what looks good on paper. It is about finding a package that suits your needs, understanding what is included and setting yourself up for a smoother, more predictable process.

Confirm before signing

- Is the land titled/registered and ready to build on?
- If not, when is it due to title?
- What is the land holding cost and deposit?
- What is the build deposit and when is it due?
- Is the package turn-key and fixed-price?
- What is included and excluded?
- Are site costs included in the build quote?
- What is the estimated build timeframe?
- Are the display home features standard or upgrades?
- What is included or excluded in the advertised price?
- Do you have reviews and examples of completed homes?

My land budget is: $

My turn-key build budget is: $

My required build deposit is: $

My preferred builder is:

My preferred land estate is:

My preferred home design is:

No build deposit?

A builder may require a separate build deposit, often around 5% of the build contract price. Eligible MWC buyers may have this waived under the Keys & Ease Guarantee™. Conditions apply. Scan the QR code to learn more.

Your flexibility check

Decide where you can bend before emotion enters the property search.

I am open to...	Y	N
A nearby estate or growth corridor if it keeps me within budget		
An extra 15–30 minutes of travel if the overall location still works		
A smaller block or low maintenance outdoor area		
A smaller floorplan or fewer bedrooms		
Standard inclusions and fewer upgrades		
An area that is still developing transport or amenities		
Alternative schools or a slightly longer school trip		
A townhouse or apartment instead of a detached house		
Buying a suitable first home now and upgrading later		
Adjusting location or property type instead of stretching my budget		

Smart does not mean perfect

Buying a first home is often about making a well-informed trade-off. Flexibility should improve affordability without ignoring safety, household needs or long-term sustainability.

Your buying roadmap

1. Get home ready

Review your savings, spending, debts, credit history and employment position. Start gathering your income and identification documents.

2. Understand your numbers

Find out your borrowing capacity, available deposit, comfortable repayments and estimated upfront buying costs.

3. Explore your support options

Identify any government grants, schemes, stamp duty concessions, guarantor support or MWC's $10,000 Deposit Boost™ that may apply.

4. Set your buying criteria

Decide on your realistic budget, preferred locations, home type, must-haves and where you may need to be flexible.

5. Prepare your finance

Speak with a mortgage broker or lender, provide the required documents and obtain pre-approval where appropriate.

6. Find the right property

Explore suitable homes, land or house-and-land packages that fit your approved budget and buying criteria.

7. Secure your property

Submit an offer or expression of interest, appoint a conveyancer or solicitor and review the contract before signing.

8. Finalise your finance

Complete any remaining lender requirements and obtain formal approval before settlement or construction can proceed.

9. Settlement

Established-home buyers prepare for settlement. New-home buyers settle on the land and complete pre-construction requirements.

10. Receive the keys

Established-home buyers receive the keys at settlement. New-home buyers receive them at handover once construction is complete.

You don't need to do it alone

Our team and lending partners can help you understand your position, explore suitable pathways and guide you through each step. Scan the QR code or visit mwcgroup.com.au/letsgohome

Home ready checklist

Turn the information in this workbook into the next actions that will move you forward.

	Y	N
I have a clear reason to own and target date		
I have completed a realistic household budget		
My borrowing position has been reviewed and listed		
I have checked my credit report		
I have identified which grants, schemes or support may apply to me		
I have a deposit and total purchase-cost goal		
I have a comfortable property price range and realistic expectations		
I have shortlisted suitable locations that fit my budget		
I have identified my support team and understand the buying steps		
I know my next three actions and I'm ready to move forward		

What are your next three actions?

Action 1:

Action 2:

Action 3:

See what might be possible

You do not need to work it all out alone. Our team can help you understand your borrowing position, compare deposit pathways and explore suitable home options based on your budget and goals.

Book a free chat

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Disclaimer

This guide provides general information and planning prompts only. It does not constitute financial, credit, legal, taxation, building or property advice and does not assess your eligibility, borrowing capacity, affordability or suitability for any home, loan, grant, guarantee, concession or shared-equity program. Eligibility and outcomes depend on your circumstances, current government rules, participating lenders, property criteria, valuations and lender assessment. Government programs, thresholds, grant amounts, property-price caps, interest rates, lender policies and costs may change. Seek advice from a licensed mortgage broker or credit representative, lender, conveyancer or solicitor and other appropriately qualified professionals before making a financial or property decision.

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