



How do I apply for an IBA home loan?

Currently, the demand for IBA home loans is in excess of available funding. Therefore it is necessary for IBA to have a two stage application process.

The first stage is to register your interest in an IBA home loan by completing an Expression of Interest form and an Aboriginality or Torres Strait Islander Descent Form. You can obtain these forms by calling IBA or downloading them from the IBA website.

Once IBA receives the above forms, your initial eligibility for a home loan will be assessed. IBA will then contact you regarding the outcome of your request. If assessed as eligible, your name will be placed on the Expression of Interest Register (a list of eligible applicants).

The second stage involves IBA contacting you to apply for an IBA home loan once funding becomes available. IBA will then ask you to submit a Housing Loan Application for formal assessment.



HOME LOANS FOR INDIGENOUS AUSTRALIANS

WANT TO GET **IN** TO HOME OWNERSHIP?

IBA will help interested applicants to move through the various steps towards home ownership.

For more information about our services, products and opportunities contact our helpful and friendly staff located in offices nationally.



Australian Government
Indigenous Business Australia

www.iba.gov.au
FreeCALL™ 1800 107 107*

*Calls to 1800 numbers from your home phone are free. Calls from public and mobile phones may be timed and charged at a higher rate.

IBA respects Indigenous cultures and has taken all reasonable steps to ensure contents of this publication do not offend Aboriginal and Torres Strait Islander peoples

The information contained in this brochure is general and not tailored to your particular circumstances. The information may have changed since the brochure was prepared. No representation or warranty is made as to the fairness, accuracy or completeness of the information in this brochure and IBA takes no responsibility for any damage or loss suffered by you in relying on the information in this document. If you are eligible and decide to apply for financial assistance from IBA you should obtain independent financial and legal advice before signing any documents.

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YOUR IN TO HOME OWNERSHIP

Looking for a home loan?

Owning your own home is a big decision and involves many steps. The friendly and experienced staff at IBA will be able to provide you with the necessary advice and support along the way.

IBA offers home loans with concessional interest rates, to help Indigenous Australians receiving low to middle level incomes, buy their own homes. Since its beginning, IBA's Home Ownership Program has assisted more than 14,000 Indigenous families get into home ownership.

What kind of loans do IBA provide?

IBA lends money to Indigenous Australians who, in most cases, will buy or build their first home and are unable to obtain all their finance from another lender.

Under special circumstances, IBA may also offer loans to Indigenous Australians who have previously owned a home and wish to buy another, or need to refinance their existing home loan or to carry out essential home improvements or maintenance.



How does IBA assess my eligibility?

Your application must include at least one applicant of Aboriginal or Torres Strait Islander descent and your combined family income must be within the allowable limits set by IBA.

Your ability to repay a home loan will be assessed based on a comparison between your combined incomes and living expenses, including any other liabilities (e.g. personal loans and credit cards).

You will also need to be able to meet associated home ownership start up costs including a deposit** and legal fees. IBA does not require applicants to obtain lenders' mortgage insurance.

First home buyers may be eligible to access the First Home Owner Grant (FHOG) to help meet costs.

**The *First Home Saver Accounts* may offer a simple, tax effective way to save for your first home. To find out more about this Australian Government initiative visit <http://homesaver.treasury.gov.au>

How much can I borrow?

How much you can borrow will depend on your income and the financial commitments you have at the time you lodge your housing loan application (after being invited to do so by IBA).

IBA will then assess your application and advise you how much IBA is able to lend to you and whether you need to obtain some of the required loan funds from another lender.

What interest rate will apply?

The initial interest rate payable can vary depending on the type of IBA loan you are applying for. For example, a loan to purchase your first home would be set at a different rate to a loan for renovations to an existing home.

IBA's home loan interest rates are reviewed and adjusted in line with official interest rates and the Commonwealth Bank's (CBA) standard variable interest rate for owner occupied home loans.

