

What Properties Can I Consider?

Lenders will usually lend up to 80% of the lesser of the purchase/valuation price, or 95% with mortgage insurance (LMI).

There are however many properties where this is not the case. In some instances, they may lend less than these amounts or in a worst-case scenario, they might even say that the property is unsuitable security and lend you nothing at all.

Examples of such properties are listed (but not limited to) below;

- Unit's < 50 Sq M (commonly bedsitters)
- Properties that are close to high voltage power lines
- Properties that are suspected of having flammable cladding
- Properties located in restricted postcodes (commonly inner city or high-density areas)
- Units that are in a block that has more than 4 levels and/or 50 units (considered high-density)
- Serviced apartments
- Display homes
- Student accommodation
- Speculative security (land not yet developed)
- Properties not accessible by road (river/island homes)
- Properties with no power or services
- Income-producing properties (land with livestock or crops on them)
- Rural zoned property
- Company title
- Community title
- Owner builder construction
- Multiple homes/units on the one title
- Mobile/kit homes

Should you be considering any of the above, we suggest you discuss this with us before making your offer.

We always recommend that before you exchange contracts (unconditionally) on any purchase, you do so with a minimum of two things.

1. An unconditional loan approval.
2. Approval from your solicitor/conveyancer that all is in order with the purchase contract.