

WHY USE A MORTGAGE BROKER?

your mortgage broker can compare hundreds of loans to find the one that suits you.

a small change can really make a difference to your loan over the long term

refinancing your home loan with another provider can be a smart move to help cut your mortgage costs



SAVE TIME

Your broker can do the groundwork for you, making it easier to find a loan suited to your needs. Moreover, they'll manage the application and approval process.



INDUSTRY EXPERTISE

Your mortgage broker knows what loans are out there, so you can expect to receive current information on the most suitable loan options available for your needs.



AN EASIER JOURNEY

Your broker can help you source the most appropriate type of mortgage, manage the paperwork and keep you updated during the whole mortgage process.

If you're thinking about buying a new home, or you've already seen something you like, it's time to give us a call.

We can help you get you on track to your dream home.

For more information please contact:

ARMAND PIERRE



0418 421 046



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Your local area finance specialist.

The Loan Application Process

To help our customers easily understand the loan application process, here is a timeline which illustrates the basic steps involved in purchasing or refinancing a property and the approximate time frames for each step.

● Fact Find

To provide you with a tailored home loan recommendation, we will ask you to provide us with information relating to your personal requirements, objectives and financial situation. This process is called a Fact Find, we are required by law under NCCP (National Consumer Credit Protection Act) to complete the Fact Find process which also involves the verification of your financial situation. We then use that information to assess your specific needs and provide you with a preliminary assessment.

● Interview

During the interview(s), and following completion of the fact find we will discuss with you the outcome of our Preliminary Assessment. LJ Hooker Homer Loans will assist you to obtain finance by offering you a choice from our extensive range of award-winning L.J Hooker Home Loan products. In some cases where an LJ Hooker Home - Loan does not match your needs, we can source alternative forms of finance through a range of lenders via one of our aggregator partners. Once the lender and loan product has been selected, the loan application process begins.

● Loan Application Process

Takes 24-48 hours.

Your loan application will be lodged with the lender within 24 hours of receipt of ALL required supporting documents.

● Conditional Approval

Takes 2-3 working days.

We will receive a conditional approval receipt from the lender on your behalf. This will detail any outstanding matters requiring attention prior to unconditional (full) approval. Upon conditional approval, property valuation(s) will be ordered by the lender (if required). Valuation Reports & Insurance Quote Provided Takes 3 working days. Valuation report(s) will be received by the lender within 3 days of request (subject to property access). We will also call to provide a quotation for insurance.

● Unconditional (full) Approval

Takes 2 working days.

We will receive unconditional (full) approval from the lender within 2 days from receipt of their satisfactory valuation(s). We will then contact you to confirm written unconditional (full) approval has been received from the lender.



● Mortgage Documents

Takes 5-10 working days.

Under normal circumstances, the lender will send a copy of the mortgage documents to you (or the nominated party) within 5 days of unconditional (full) approval. You will need to sign the mortgage documents and return them to the lender within 5 days. Please note — on receipt of the mortgage documents, you are required to phone us to confirm your receipt and ensure all is in order for you to sign.

● Loan Settlement

Takes 2-10 working days

Purchasing a property Between 2-3 days after you have returned your mortgage documents your solicitor/ conveyance will contact the lender to book settlement in accordance with your contract. Please note — solicitors/conveyances need to allow 3-5 days prior to settlement to arrange the necessary paperwork. Refinancing Between 2-3 days after you have returned your mortgage documents the lender will liaise directly with your existing lender (if different) to arrange your property refinance. Please note — your existing lender may require up to 10-20 working days to prepare a discharge of their existing mortgage and arrange settlement. Q

● Congratulations!

Congratulations! Settlement has been effected and your loan is in place.



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