

CHAPTER FOUR - HOME LOAN FACT SHEET

Securities

The property itself is part of the lending decision. Here's what counts as acceptable security - and why a no from one bank rarely means no from all of them.

The standard accepted property types

For most people looking at metropolitan areas — or rural properties that are free standing or existing dwellings — you'll have zero issues from lenders, provided your deposit and serviceability are sorted.

Free standing dwelling New or existing. The most widely accepted security type.	Apartment / Unit / Townhouse Including off-the-plan, with some additional checks for high-rise or small units.	Rural property With a residentially zoned dwelling on the land.
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OUTSIDE THE STANDARD LIST

There's an extensive list of property types that *can* be considered, but may not qualify for Lenders Mortgage Insurance. In some cases you'll need a **deposit larger than 20%** for these properties to be accepted. We can still help — it's about matching the right lender to the right property.

How location affects the assessment

Some lenders set their risk category based on the suburb only. Others use the postcode. That difference can be the key. It all comes back to risk in the eyes of the bank, and some have a much greater appetite for it than others.

For locations Australia considers “**high risk**”, there are still plenty of lenders who'll accommodate them — provided the rest of your application meets their criteria.

Why bank-shopping yourself is exhausting

Going direct to a bank, you may get a “no” packaged in jargon that doesn’t make sense. Then you approach the next bank — same story, same rejection. You can spend weeks doing this without ever finding a “yes” that was sitting two lenders down the list.

Going direct

One bank at a time. Each “no” costs you days, requires fresh paperwork, and gives no clear path to a “yes”.

With a broker

Pre-matched to lenders likely to approve. A broker assesses your situation against multiple lender policies and goes to the one most likely to say yes.

Got a question this raises?

Every situation is different. Book a free, no-obligation chat with Jonny and let's walk through your numbers.

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