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Refinancing Guide

A Complete Guide to Refinancing Your Home Loan

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INTRODUCTION

If you're thinking about refinancing your home loan, congratulations! You've certainly found the right ebook to help you.

At Assured Home Loans, our finance consultants live and breathe home loans every day. Not only have we assisted thousands of Aussies obtain the best home loans to suit their needs, but we've also helped just as many refinance into more suitable mortgages.

Let's face it. When you first got your mortgage, chances are the rates were competitive and the loan terms were acceptable. If you're like many home owners, it's likely you got your mortgage and then settled back to keeping up with your repayment obligations.

In fact, you probably never thought much about your mortgage after you got it, unless someone else started talking about the deal they got from a different bank.

The mortgage market changes constantly. Different lenders change their interest rates or their loan terms. Other lenders amend or add new features or added extras that improve the level of flexibility you currently have.

If you've had your current home loan for a few years, or your financial circumstances have changed, now is the ideal time to arrange a home loan health check with a professional.

No matter what your reasons are for refinancing your current home loan, the finance consultants at Assured Home Loans can help you find the best possible home loan to suit your needs.

We have access to a broad panel of different banks, credit unions, financial institutions and lenders, so we can help you compare the options available quickly and easily.

We'll spend time explaining the refinancing process and what fees might apply. We can also work with you to understand the different types of home loans out there, the various payment options, and how each option could impact your financial future.

Most importantly, we'll help you work out how your home loan could be working harder for you to help you achieve your financial goals.

What is Refinancing

Refinancing your home loan means switching your current mortgage over to another mortgage product that might be better suited to your needs at that time. Your old mortgage is repaid in full and replaced by a new mortgage product.

While most people associate refinancing with switching to a different bank or financial institution, it's also possible to refinance with your current lender.

The refinancing process is relatively simple. Once you've determined your reasons for wanting to refinance, explored the costs involved, and found the right mortgage product to suit your needs, you simply apply for the refinance with your chosen lender.

After the new loan has been approved, the old mortgage is paid out and your new home loan repayments begin.

It sounds simple enough on the surface, but there are lots of things to think about before you proceed with a refinance.

Let's face it. A home loan is a big commitment. It's also the biggest investment most people ever make, so it's important to be sure you choose the right mortgage product to suit your individual needs.

Are you ready to look at the options available?

Let's get started…

Reasons to Refinance

In many cases, refinancing your old home loan to a new mortgage product could offer some positive financial benefits

Refinancing gives you the ability to restructure your home mortgage to ensure it's better aligned with your financial circumstances and goals.

In many cases, refinancing your old home loan to a new mortgage product could offer some positive financial benefits. However, it's important to remember that everyone's financial situation is unique to them.

What might work really well for one person may not be suited to someone else.

The key to determining whether you should refinance is to consider your personal financial circumstances and goals. Examine your motivation and be certain you understand all the potential costs involved with switching to a new mortgage product.

There are a number of reasons why some people choose to refinance their current home loan. These include:

Cheaper Interest Rates

Perhaps the most common reason many people consider refinancing is to take advantage of more competitive interest rates offered by other lenders. While your current mortgage interest rate might have been competitive back when you first took it out, the market may have changed and there may be better options available now.

Call an Assured Home Loans broker to discuss a home loan health check. We'll work with you to ensure you always have the correct home loan to suit your financial needs and future goals.

Fixed or Variable Rates

You might want to switch from a fixed rate home loan over to a variable home loan, or vice versa. A fixed rate home loan locks in your interest rate for a specified period of time, so you know you won't be affected by future interest rate rises. Your repayments also remain the same throughout the fixed term.

However, variable rate home loans tend to offer more flexibility and features than most fixed term home loans. If you're not sure which option is right for you, you might prefer to split your loan, so that some of the balance is locked into a fixed rate, while the rest stays on a variable interest rate or vice versa.

Access Different Loan Features

Not all home loans offer the same features, so refinancing could give you access to a variety of different options. For example, you might want the option of accessing a redraw facility to help cover emergency expenses, or linking a 100% offset account to your mortgage to help minimise interest charges.

Likewise, some home loans may allow you to take a repayment holiday if your financial situation changes. Choose a loan type and terms that give you the level of flexibility you want in your home loan.

Unlock Equity

Refinancing your mortgage can give you access to the equity you've built up in your home. You can use the equity you unlock to pay for home renovations or take that dream holiday you've always wanted.

You might choose to use your equity as a deposit to buy an investment property or buy a new car. You could also use the funds you unlock to put towards starting a new business or investing in a business venture. Whatever the reason, refinancing could offer the option to access the equity you need.

Consolidate Debt

Mortgage interest rates are traditionally much lower than most other types of credit. If you're paying high interest rates on car loans, personal loans, unsecured loans, credit cards or store cards, you might be able to roll your all your personal debts into your mortgage.

For example, you might have a $20,000 car loan, a $5,000 credit card debt, and a $5,000 personal loan. If your current mortgage balance is $300,000, you might be able to refinance your loan to add your outstanding personal debts onto your balance. Take a look at the example of how it could work on the next page.

You might choose to use your equity as a deposit to buy an investment property or a new car

Debt Type	Loan Amount	Loan Term	Example Interest Rate	Monthly Payment
Home Loan	$300,000	30 years	4.9%	$1,592.18
Car Loan	$20,000	7 years	7.5%	$306.77
Personal Loan	$5,000	3 years	11.5%	$164.88
Credit Card	$5,000	-	20.95%	$150
Total	**$330,000**	-		**$2,213.83**

Now, let's take a look at an example of refinancing your home loan to consolidate your personal debts.

For the purpose of this example, we'll assume you stay with the same bank and simply top-up your mortgage to roll your other debts into the balance

Debt Type	Loan Amount	Loan Term	Interest Rate	Monthly Payment
Home Loan	$330,000	30 years	4.9%	**$1,751.40**

*The above are examples only. Lending criteria, fees and charges, terms and conditions apply.

Not only could you reduce the amount of interest charged on your outstanding debts, but it's possible to reduce your monthly repayments too. You'll free up your cash flow, leaving you with more money in your pocket each month to pay for other expenses. You'll also streamline your banking, as you only have one repayment to keep track of each month instead of several.

Refinancing could be the key to paying off your mortgage faster

While it may seem that your monthly payments have reduced quite significantly, it's important to remember that you'll now be repaying your car loan, personal loan and credit card over 30 years, instead of the original 3 or 7 year loan terms they were set at.

As you've reduced your minimum monthly repayments by refinancing, you have the option of voluntarily increasing your monthly payment and paying a little more off your home loan. After all, when you pay more than the minimum payment, you reduce your mortgage balance faster.

If you're concerned about the idea of paying off your car or other debts over the next 30 years, talk to your Assured Home Loans finance consultant about what options are available to help you start paying down your debt faster.

Debt Reduction

Refinancing your current home loan to a different type of mortgage could be the key to paying off your mortgage faster.

There are some mortgages out there that limit the amount of extra repayments you're able to make each year. Others might not allow you to change your repayment frequency so you can make regular payments weekly or fortnightly, instead of forking out one single payment once a month.

Likewise, if you're struggling to keep up with repayments on several outstanding debts each month, consolidating them into your mortgage could be the key to getting on top of your financial situation.

Then there are home loans designed to let your excess cash work harder for you, such as those with linked offset accounts.

Not all home loans are conducive to trying to pay off your debt quickly, so it pays to get a home loan health check from your Assured Home Loans finance consultant. It might be possible to switch to a loan type with terms and features that help you pay off your debts faster.

Choosing the Right Home Loan

Not all home loans are the same. Even two home loans that appear to offer the same interest rates on the surface can offer completely different terms, fees, payment options and added features when you look more closely.

When it comes to refinancing, it's common for many homeowners to focus solely on the advertised interest rate. Yet there is so much more to consider than just the interest rate you pay.

Here are some things to take into account before deciding to refinance your mortgage:

Interest rates

The interest rate you're charged for your home loan is usually the first thing the majority of homeowners look at. After all, nobody wants to pay more than they need to in interest charges.

What you may not realise is that different lenders charge a variety of different interest rates for certain home loan products. For example, the variable interest rate is different to the fixed rates advertised with most banks. Likewise, the fixed interest rates available will also vary, depending on the fixed rate term you choose.

The interest rates may also vary between different types of home loans. For example, a basic 'no frills' mortgage with only a few additional features may come with a much lower interest rate than a standard variable home loan, but it may also not offer the features or flexibility you want in your home loan.

> Before making the decision to refinance to a new mortgage based solely on the advertised interest rate, be sure you understand more about the loan type and terms

Interest rates may also vary depending on the payment type you choose, whether Interest Only or Principal and Interest. There are also differences in the interest rates charged between an investment mortgage and a home loan used for your owner-occupied property. You'll also find interest rates vary between standard home loans and Lines of Credit (LOC).

Before making the decision to refinance to a new mortgage based solely on the advertised interest rate, be sure you understand more about the loan type and terms.

Speak to an Assured finance consultant about the different interest rates available for various types of loans. You'll be surprised by the vast number of options available.

Package Discounts & Features

Some banks offer discounts off your interest rate if you're willing to package several banking products together. There are also additional discounts available based purely on your loan amount.

For example, you may be given the option to bundle together your home loan, a 100% offset account, and a credit card in return for a discount off your interest rate.

Likewise, home loans over a certain amount may qualify for larger discounts than mortgages with a smaller value. For investors with a home loan and an investment mortgage, lenders may take the total amount of your loans into account when calculating your discount.

Keep in mind that you may also need to pay an annual package fee for the flexibility of having your banking products bundled together. The fee will differ between different lenders, so it pays to check how much you're likely to pay before proceeding.

Fees and charges

All banks and lenders offer a range of different home loan products with varying interest rates. But before you settle on a mortgage with a seemingly low interest rate, take the time to understand the real costs associated with your loan.

Most lenders will charge application fees, valuation fees, legal documentation fees and settlement fees for setting up your new home loan. Others may charge hefty exit fees for breaking out of a pre-existing fixed rate contract. If your home value isn't quite as high as you anticipated, you might also have to pay Lender's Mortgage Insurance (LMI).

If you aren't careful about taking the potential fees and charges into account when working out the best home loan for you, it's possible you could end up paying far more than you expected.

We'll look at some of the fees and charges that could affect your total refinancing costs in more detail a little later in this book.

Repayment Types

When it comes to working out your repayment types, most people immediately think about whether they'll be paying their mortgage monthly, fortnightly or weekly. But do you know how the repayments on your home loan are calculated?

There are two primary repayment types you can choose from: Principal and Interest or Interest Only.

Before you settle on a mortgage with a seemingly low interest rate, take the time to understand the real costs associated with your loan

Principal and Interest payments are comprised of two components. One portion of each payment you make covers the interest charges and the remaining portion pays down your loan balance a little. Each time you make another repayment, your loan amount reduces.

Interest Only payments are calculated on your outstanding loan balance and charged at the end of each month. Your repayment only covers the interest accrued to the account, but your payments don't reduce your loan balance.

Loan Types

Many people automatically assume that a mortgage is just the same as a big personal loan. They make their regular repayments and by the end of the loan term they should have paid off their debt.

However, there are lots of different loan types to choose from. Each type of home loan has the potential to affect your future financial goals in some way, so it's important to be sure you have the right mortgage product to suit your needs.

A regular 'principal and interest' home loan is perhaps the standard loan type for many home owners. Yet there are lots of different types of principal and interest mortgages to choose from.

You might opt for a basic home loan, with very few added extras, or choose a fully-featured home loan with all the added featured. You might choose to set a fixed interest rate instead of a variable rate, or vice versa, but your monthly payments might still be set to principal and interest repayments.

Be absolutely sure your money is parked where it's providing you with the best possible

Another different loan type to think about is a Line of Credit. Essentially, a Line of Credit is much like a giant credit card. Your loan is set with a predetermined credit limit and you're only charged interest on the outstanding debt amount each month. You're able to make as many voluntary extra repayments into your loan at any time, but you're also able to redraw those excess funds whenever you want to use however you wish, so you will need to be very disciplined if you want to reduce your loan amount.

Many investors prefer to stick to an 'interest only' home loan. This type of loan is just like a normal mortgage, with the exception that the repayments are calculated based only on the interest charges that have accrued throughout the month.

Another alternative for some borrowers is a low-doc home loan. Self-employed people may have the option of applying for a low-doc home loan if they don't have their full financial documentation available. A low-doc home loan also doesn't require all the usual income and expenses verification that a salaried person needs to provide.

Loan Features

Not all home loans offer the same features and added extras. Before you sign up for your refinanced mortgage, be sure to consider some of the loan features available and how they might affect your financial goals.

A basic mortgage is also sometimes called a 'no frills' home loan, simply because it comes with very few added features. You simply make your repayments and work towards paying off your loan.

Each type of home loan has the potential to affect your future financial goals in some way

Alternatively, you might prefer a home loan with more flexibility to manage your money the way you want. A fully-featured home loan might offer the ability to redraw any additional payments you make, which can be ideal for paying for those unforeseen emergency expenses.

You might also want the option of a repayment holiday that lets you stop making payments if you're ever unable to work for a short period of time.

Some loans also come with a 'portability' option, which means you can keep the same home loan and account numbers even if you sell your current home and buy a new home. The loan simply comes with you.

Other mortgages might give you the option of a 100% offset account linked to your mortgage. Essentially, you have all your income from wages, investments, or other income sources paid into your offset account.

When your lender calculates the interest due on your mortgage, they deduct any money sitting in your offset account first. You then pay interest on the difference.

For example, if you have a mortgage of $200,000 and you have $10,000 in your offset account, you only pay interest on $190,000. If you have your repayment type set to principal and interest payments, you're decreasing the amount of interest you pay, which automatically increases the amount paid off your outstanding balance.

Loan Terms

If you're focused solely on shopping around for the cheapest interest rate, it can be easy to overlook the terms of your loan.

Home loans with a fixed rate term are often the culprit for homeowners stuck in terms that might not always work well for their financial goals. During the fixed rate term, your interest rate and your repayments remain locked in.

You have the security of knowing you won't be affected by any future interest rate rises, but on the other hand you won't benefit if future interest rates drop. You do know however exactly how much to budget for to keep up with your repayments.

Yet, if you try to refinance out of a fixed rate home loan, you might find your loan terms are not always on your side. Your lender may impose penalties for breaking out of a fixed rate home loan before the term has expired. You might also find penalties apply for making too many extra repayments during the fixed rate term.

Many banks and lenders also advertise seriously cheap interest rates in an effort to attract new customers. However, sometimes those really cheap rates might only extend for a limited period of time. When the discount term expires, the interest rate might jump up to far higher than other comparable types of loans.

In effect, you could benefit from a year or two of discounted rates, but you might be stuck for an extra 28 years paying higher interest rates than you need to.

Before you make a decision about your home loan, take some time to think about your future financial goals first. If you're thinking about selling your home in the next few years, choose a loan that doesn't lock you in or penalise you if you repay it early.

Loan Structure

Believe it or not, the loan structure you choose could affect your future financial goals in a big way.

If you're thinking about turning your first home into an investment property in the future, it's important you understand how your loan's structure could impact your taxable situation in the future.

Likewise, if you're thinking of refinancing your current home loan to raise funds to purchase an investment property, it's crucial to establish the right loan structure to suit your needs.

For example, some people might simply think that cross-collateralising their investment property is the right move for them. This means you use your family home as collateral for your investment property. The bank takes the equity available in your home as collateral and then allows you to borrow the full purchase price of your investment property, plus any fees you might need to pay.

However, there are other alternatives to structuring your loans that could help reduce your risk and maximise your efforts to achieve your financial goals. The key is to speak to a professional finance consultant at Assured about your options.

It's also wise to discuss your options with a qualified accountant to check how your plans could affect your overall financial situation.

The Lender

It's surprising how many people have strong biases either for or against certain lenders. This might be from previous bad experiences, or from word of mouth from friends or family.

> If you're thinking about turning your first home into an investment property in the future, it's important you understand how your loan's structure could impact your taxable situation in the future

You might be worried about the idea of changing all your payment details, especially if your salary is paid into your accounts and all your payments are directly debited from the same account each month. It might also be due to worrying about not having any local ATMs nearby to withdraw cash.

Alternatively, some people are somewhat fearful of banks that don't have any local branches, or those that exist only online. Yet no matter which lender you choose, your primary concern should revolve around how their home loan products will help you achieve your financial goals.

Before you shy away from certain lenders, take the time to think carefully about your current day-to-day banking habits. Many people have already made the shift to online banking, so is having a local branch nearby really necessary?

The same principle holds true with your current payments. It's likely the majority of your bill payments are made via direct debit from your transaction account. It's also easy to withdraw cash via EFTPOS when you're paying for other purchases at a grocery store, so having access to a local ATM isn't always necessary.

If you're serious about finding the best possible home loan for your individual needs, consider all the options available equally. Don't discount one lender over another simply because they may not be local or physically visible from your current location.

With so many different things to consider about choosing the right home loan, it makes sense to talk to a professional finance consultant from Assured Home Loans.

Assured Resource
www.assuredhomeloans.com.au/loan-comparison-calculator

Costs of Refinancing

Before proceeding with a refinance, be sure you understand the costs associated with switching to a different home loan. The last thing you need is to end up paying more than you expected by switching mortgages.

When you understand the potential costs associated with refinancing, you're in a stronger position to work out the potential savings you could make by switching to a different home loan.

Here are some potential fees that could apply to your refinance:

Borrowing costs

Paying out your old mortgage and establishing a new one may incur some borrowing costs you might not have foreseen. The actual costs you pay can be influenced by the lender you choose and the type of mortgage you want.

Some potential borrowing costs that could apply to your refinance include:

- Establishment or application fees
- Valuation fees
- Legal documentation fees
- Settlement fees
- Government and statutory fees (these are standard across all loans and all lenders)
- Charges that may apply to specific account features (such as redraw fees)

Exit fees

The vast majority of fixed rate home loans may apply hefty exit fees if you try to pay out your mortgage before the fixed term ends.

The higher your current fixed rate home loan interest rates are, the more you're likely to pay by refinancing out of your loan before the end of the loan term.

Before you sign the paperwork to refinance out of a fixed rate home loan, take the time to talk to an Assured finance consultant. We'll help you calculate the potential exit fees that could apply and whether it's worth refinancing now or waiting until a bit later to avoid such high fees.

Ongoing Fees

Be aware of any ongoing fees that may apply to your new home loan. The lender you choose may have advertised a really cheap interest rate, however, some lenders may also charge an ongoing monthly account keeping fee that could increase your costs higher than you expected.

Alternatively, if you've chosen to package your banking products together you might need to pay an annual package fee. The annual fee you pay can affect your total costs, so be sure to check how much you'll be paying.

Before you sign the paperwork to refinance out of a fixed rate home loan, take the time to talk to an Assured consultant

Lender's Mortgage Insurance (LMI)

If you borrow more than 80% of your property's value, chances are you'll be charged a Lender's Mortgage Insurance (LMI) premium.

Always remember - the Lender's Mortgage Insurance premium you pay doesn't cover YOU. Instead, it covers the lender against risk of lending money to you.

The actual amount you pay on your LMI premium can vary wildly, depending on a range of factors. These include:

- Your total loan amount
- Your loan-to-value ratio (LVR)
- The insurance underwriter your lender uses

The easiest way to work out how much you're likely to pay on your Lender's Mortgage Insurance premium is to talk with an Assured finance consultant. We'll help you determine a realistic value for your property and work out how to minimise your LMI costs, wherever possible.

The easiest way to work out how much you're likely to pay on your Lender's Mortgage Insurance premium is to talk with an Assured consultant

The Refinancing Process

On the surface, the refinancing process is relatively simple. You'll pay out your current home loan and start making payments on your new home loan.

It seems easy, right?

When you work with a professional finance consultant from Assured, our objective is to try and make the entire refinancing process as easy, smooth and painless as possible.

While it might all seem relatively easy, there are plenty of things going on behind the scenes.

That's where your Assured finance consultant can help. We'll work with you to simplify the process and make sure you have everything you need to improve your chances of getting approved.

Here's a quick look at the refinancing process and what really goes on to switch your home loan to a new mortgage product.

Remember your Assured finance consultant will work through this with you

Understand Your Reasons for Refinancing

Chasing a cheaper interest rate is perhaps one of the more common reasons why people refinance. Yet, we've already seen that there are plenty of other valid reasons for refinancing over to a new home loan too.

Before you jump onto the bandwagon and decide to chase cheap interest rates, be certain that switching home loans will help you reach your financial goals.

Know How Much You Can Borrow

The amount you can borrow is determined by a number of factors. Your total income, minus any loan repayments or other liabilities, minus your family's living expenses equals your available disposable income.

Lenders work out how much money you have available from your current income and expenses to determine the maximum amount you're potentially able to borrow.

If you're refinancing to consolidate other debts into your mortgage, your existing payments on car loans, personal loans, or credit cards will be removed from your expenses. This is because the payments on those outstanding debts will stop once the refinance is complete and your new home loan payments begin in their place

Know How Much Equity You Have

Don't confuse your maximum borrowing capacity with the actual amount you can refinance on your home loan. The lender will also take into account the amount of equity you have available in your home.

For example, let's say your property is valued at $400,000 and your current mortgage balance is $250,000.

$400,000 minus $250,000 = $150,000

So your current equity amount is $150,000.

However, that doesn't mean you're able to borrow $150,000. That's just the amount of equity you have in your home.

When lenders work out how much you're able to borrow, they limit your maximum loan amount to a certain percentage of the available equity. In the vast majority of cases, lenders will limit you to borrowing up to a maximum of 90% of your property's value.

This is known as your property's loan-to-value ratio (LVR).

In this case, if your property is valued at $400,000, then you're limited to 90% of that amount. The maximum you're able to borrow on a valuation of $400,000 is limited to $360,000.

It's also important to keep in mind that additional costs may apply if you borrow more than 80% of your property's value. If you hope to avoid those costs, you'll need to limit your maximum loan amount of 80% of the property value.

In this case, 80% of a property valued at $400,000 is $320,000.

Don't confuse your maximum borrowing capacity with the actual amount you can refinance on your home loan

Compile Your Paperwork

No matter how much you might believe you can afford your new home loan repayments, you still need to prove your capability to the lender. You also need to verify your existing debts and other liabilities.

Before you can submit your loan refinance application, you'll need to provide copies of the following information:

- Two recent payslips from your employer
- Your last PAYG certificate (previously group certificate) verifying your annual income
- Centrelink statements (if applicable)
- Evidence of any other income (rental income statements, dividend statements etc)
- Last 12 months of bank statements for any loans being refinanced
- 100 points of ID (driver's licence, birth certificate or passport, Medicare card etc)
- Your most recent council rates notice
- Copies of your home building insurance policy

If you're self-employed, lenders commonly want to see your last two years' tax returns, financial statements, and the last couple of BAS statements showing your business's turnover.

Most lenders understand that self-employed people don't get payslips. They also don't always have up-to-date financial documents to verify their income. Fortunately, if you don't have all those documents available, you have the option of applying for a Low Doc home loan. Self-employed people are sometimes able to apply for a mortgage with a limited amount of paperwork required to verify their income.

Speak with an Assured Finance consultant about the types of paperwork you need to provide in order to get your refinance application assessed properly.

Assured Resource
Refinance checklist

Loan Assessment

Your chosen lender assesses your home loan application, calculates the amount of disposable income you have available, and determines whether you're able to keep up with your repayments. They also check out your past level of financial responsibility and whether you've been keeping up with your existing repayments.

If everything is in order with your borrowing capacity, your refinance application will progress to the next stage.

Property Valuation

The Capital Value amount shown on your local council rates isn't always the same thing as the bank's property valuation. In fact, the market value on a home often varies from the amount shown on your council rates. It may also differ from what you thought (or hoped) your home might be worth.

Your lender will organise a valuation of your property to determine the current market value of your home. The valuer will check the size and features of your property, along with its current condition, and then compare it with similar homes that have sold recently in your area to determine a fair market valuation.

Loan Offer

If your property value is up to par and your borrowing capacity is acceptable, your lender may issue a 'Letter of Offer'. This letter is a multi-page document that outlines your responsibilities and obligations in terms of borrowing the money you need.

It's important to read all of the terms and conditions in your Loan Offer. If you don't understand any of the terms written there, speak to your Assured finance consultant and ask. We'll always be happy to explain anything written in your mortgage documentation so you always understand what's expected of you.

Property Insurance

Your current home insurance policy lists your existing lender as the 'interested party' on your certificate of insurance currency. When you refinance, it's crucial you take the time to call your insurer or log into your online insurance company's website and amend your bank to your new lender's name.

When you've changed your bank details with your insurance company, ask them to email or send you a new certificate of currency. Your new lender will need to see this certificate to ensure your property is properly insured before they'll proceed with settlement.

Assured Resource

www.assuredhomeloans.com.au/home-and-contents-insurance

Prepare for Settlement

When your current lender has determined the exact date of settlement, they'll issue a final payout figure for your old mortgage. Your new lender will agree upon a settlement date and pay out your outstanding loan balance.

Settlement

On settlement, your new lender will transfer the title deed to your property from your old lender over to them. They will also lodge a Discharge of Mortgage document with the Land Titles Office (LTO) in your state.

When your newly refinanced loan has settled, you'll start making repayments on your new loan.

It's important to read all of the terms and conditions in your Loan Offer. If you don't understand any of the terms written there, speak to your Assured Finance consultant and ask

Are You Ready to Refinance

Hopefully you've read through this book and realised that there could be plenty of benefits associated with refinancing your current home loan. There are also lots of things to take into account before you proceed.

If you're ready to refinance your current home loan, speak with one of the professional finance consultants at Assured.

Our goal is to simplify the entire refinancing process for you. We'll help you sort through the paperwork and documentation needed to get your application approved. We'll explain all the options available and help you find ways to achieve your financial goals.

We'll also work with you every step of the way to ensure the process is as smooth as possible.

So, what are you waiting for?

Call Assured today and start the refinancing process with the right advice and assistance to suit your needs. We're here to help.

Let Us Help You Get Started

The Assured group suite of services

- Home Loans
- Refinancing
- Property & Investing
- Financial Planning
- Tax Agent
- Equipment Finance
- Commercial Loans
- Personal Loans
- Car Loan
- Budgeting
- Accounting & Business Services
- Insurance

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