



Effective: 12/01/10 for Victoria

FHOG Grant	Total	
Existing Property	\$ 9,000	(for contracts between 1/10/09-31/12/09)
New Property	\$ 18,000	(for contracts between 1/10/09-31/12/09)

Purchase Amount	Loan Amount 95%	Estimated Cost	Deposit Requirement			Variable
			Existing Property	New Property	Building* / Off the Plan	Est Mthly P+i Repayment 6.50%
\$ 200,000.00	\$ 190,000.00	\$ 22,899	\$ 13,899.00	\$ 4,899.00	\$ 1,714.00	-\$1,201
\$ 210,000.00	\$ 199,500.00	\$ 24,175	\$ 15,175.45	\$ 6,175.45	\$ 2,740.45	-\$1,261
\$ 220,000.00	\$ 209,000.00	\$ 25,452	\$ 16,451.90	\$ 7,451.90	\$ 3,766.90	-\$1,321
\$ 230,000.00	\$ 218,500.00	\$ 26,728	\$ 17,728.35	\$ 8,728.35	\$ 4,793.35	-\$1,381
\$ 240,000.00	\$ 228,000.00	\$ 28,005	\$ 19,004.80	\$ 10,004.80	\$ 5,819.80	-\$1,441
\$ 250,000.00	\$ 237,500.00	\$ 29,281	\$ 20,281.25	\$ 11,281.25	\$ 6,846.25	-\$1,501
\$ 260,000.00	\$ 247,000.00	\$ 30,558	\$ 21,557.70	\$ 12,557.70	\$ 7,872.70	-\$1,561
\$ 270,000.00	\$ 256,500.00	\$ 31,834	\$ 22,834.15	\$ 13,834.15	\$ 8,899.15	-\$1,621
\$ 280,000.00	\$ 266,000.00	\$ 33,111	\$ 24,110.60	\$ 15,110.60	\$ 9,925.60	-\$1,681
\$ 290,000.00	\$ 275,500.00	\$ 34,387	\$ 25,387.05	\$ 16,387.05	\$ 10,952.05	-\$1,741
\$ 300,000.00	\$ 285,000.00	\$ 35,664	\$ 26,663.50	\$ 17,663.50	\$ 11,978.50	-\$1,801
\$ 310,000.00	\$ 294,500.00	\$ 36,940	\$ 27,939.95	\$ 18,939.95	\$ 13,004.95	-\$1,861
\$ 320,000.00	\$ 304,000.00	\$ 40,323	\$ 31,323.12	\$ 22,323.12	\$ 16,138.12	-\$1,921
\$ 330,000.00	\$ 313,500.00	\$ 41,665	\$ 32,665.41	\$ 23,665.41	\$ 17,230.41	-\$1,982
\$ 340,000.00	\$ 323,000.00	\$ 43,008	\$ 34,007.69	\$ 25,007.69	\$ 18,322.69	-\$2,042
\$ 350,000.00	\$ 332,500.00	\$ 44,350	\$ 35,349.98	\$ 26,349.98	\$ 19,414.98	-\$2,102
\$ 360,000.00	\$ 342,000.00	\$ 45,692	\$ 36,692.26	\$ 27,692.26	\$ 20,507.26	-\$2,162
\$ 370,000.00	\$ 351,500.00	\$ 47,035	\$ 38,034.55	\$ 29,034.55	\$ 21,599.55	-\$2,222
\$ 380,000.00	\$ 361,000.00	\$ 48,377	\$ 39,376.83	\$ 30,376.83	\$ 22,691.83	-\$2,282
\$ 390,000.00	\$ 370,500.00	\$ 49,719	\$ 40,719.12	\$ 31,719.12	\$ 23,784.12	-\$2,342
\$ 400,000.00	\$ 380,000.00	\$ 51,061	\$ 42,061.40	\$ 33,061.40	\$ 24,876.40	-\$2,402
\$ 410,000.00	\$ 389,500.00	\$ 52,404	\$ 43,403.69	\$ 34,403.69	\$ 25,968.69	-\$2,462
\$ 420,000.00	\$ 399,000.00	\$ 53,746	\$ 44,745.97	\$ 35,745.97	\$ 27,060.97	-\$2,522
\$ 430,000.00	\$ 408,500.00	\$ 55,088	\$ 46,088.26	\$ 37,088.26	\$ 28,153.26	-\$2,582
\$ 440,000.00	\$ 418,000.00	\$ 56,431	\$ 47,430.54	\$ 38,430.54	\$ 29,245.54	-\$2,642
\$ 450,000.00	\$ 427,500.00	\$ 57,773	\$ 48,772.83	\$ 39,772.83	\$ 30,337.83	-\$2,702
\$ 460,000.00	\$ 437,000.00	\$ 59,115	\$ 50,115.11	\$ 41,115.11	\$ 31,430.11	-\$2,762
\$ 470,000.00	\$ 446,500.00	\$ 60,457	\$ 51,457.40	\$ 42,457.40	\$ 32,522.40	-\$2,822
\$ 480,000.00	\$ 456,000.00	\$ 61,800	\$ 52,799.68	\$ 43,799.68	\$ 33,614.68	-\$2,882
\$ 490,000.00	\$ 465,500.00	\$ 63,142	\$ 54,141.97	\$ 45,141.97	\$ 34,706.97	-\$2,942
\$ 500,000.00	\$ 475,000.00	\$ 64,484	\$ 55,484.25	\$ 46,484.25	\$ 35,799.25	-\$3,002

Note:

Applicable for properties purchased in Victoria with 95% financing. (LMI Payable by applicant)

Estimated total cost includes stamp duty, miscellaneous cost (transfer registration, etc) and the 5% deposit required

Please contact us at charles@smilemortgages.com.au or 0401-697-018 for full details - the above is an estimate only.

* Stamp duty for build / off the plan contracts based on 50% of purchase price (estimate only)