



**PARKER
MORTGAGE & FINANCE**
Purposeful Finance. Personal Guidance

A practical guide for Australian households

Getting Home Loan Ready

A practical plan for understanding your finances, organising documents and preparing for your next conversation.



Get clear before you apply

Describe what you want to do

Are you buying a first home, moving, refinancing or investing? Note the approximate price or loan amount, your timeframe and any features you value. An early conversation can identify the preparation that matters for your situation.

Know your household position

List take-home income, regular expenses, annual bills, savings and all debts. Include credit card limits, buy now pay later commitments and student loan obligations where relevant. Be accurate rather than trying to make the numbers look better.

Set your comfort limit

Consider what repayment leaves room for everyday life, ownership costs and a buffer. Test a higher rate and likely income changes. A calculator estimate is not a lender approval.

Know what funds are available

Separate the contribution to the property price from buying costs and money you want to retain. Keep evidence of savings and the source of other funds such as a gift or sale proceeds. Lenders may ask for different evidence.

Preparation is not about being perfect. It is about giving a clear, honest picture so the available options can be assessed properly.



Review commitments and credit

Check your credit reports

Request your reports through the main credit reporting bodies linked by Moneysmart. Different reports can hold different information. Review personal details, accounts and payment history; raise errors with the reporting body or provider.

Understand balances and limits

A zero credit card balance does not necessarily remove its impact on borrowing capacity. Lenders may assess the available limit. Discuss unused limits or account changes before acting and keep evidence of any closures.

Keep payments on track

Meet existing commitments on time where possible. If there have been missed payments or hardship arrangements, explain them openly. A broker can help identify what supporting information a lender may require.

Avoid unnecessary applications

Multiple credit applications can create enquiries. Comparing options and submitting formal applications are different activities. Ask what checks will occur and when your consent is needed.

Explain upcoming changes

Tell your broker about planned leave, a new job, variable earnings, changes to dependants or other circumstances that could affect repayments. Do not leave material changes until after an application is submitted.

There is no guaranteed credit score or simple trick that ensures approval. A lender assesses several factors, including its own policies and the proposed property.



A useful starting checklist

This is a preparation list, not a universal lender requirement. The exact documents, statement periods and acceptable formats depend on your circumstances and chosen lender.

Category	Common evidence to have ready
Identity	Current identification and details matching the application. Additional checks may apply.
Employment income	Recent payslips and employment details; evidence of other income if relevant.
Self-employed income	Tax returns, notices of assessment and business financial information as requested. Requirements and alternatives vary.
Savings and deposit	Account statements, savings history and evidence of gifts or other funding sources.
Expenses and debts	Bank and loan statements, card balances and limits, repayment details and other commitments.
Property or refinance	Contract if available; for refinancing, existing loan statements and property information.
Other circumstances	Rental income, government payments, leave arrangements or other supporting evidence where relevant.

Upload safely

Use the secure portal your broker provides. Upload complete, legible documents in the requested format. Do not edit transaction details or send passwords. If a portal link looks unusual, verify it through a known contact method.



Organise your preparation

Record what is ready and what you still need. Do not write account numbers, passwords or identity-document numbers on this worksheet.

Item	Status / next action	By when
Identity documents	-----	-----
Income evidence	-----	-----
Savings / source of funds	-----	-----
Living expenses	-----	-----
Debts and credit limits	-----	-----
Property / existing loan	-----	-----
Changes to explain	-----	-----

Questions to clarify

Which statement periods and formats are needed? How will documents be uploaded? What further evidence may be needed for my income? What needs to happen before an application is submitted?

Missing information: -----

Person I need to contact: -----

My next review date: -----

This workbook supports preparation. Use the First Home Buyer's Guide for the purchase process, or the Refinancing Guide for changing an existing loan. Pre-approval is conditional and does not guarantee final approval for a property.



Leave with a clear next step

- ☐ I know my goal, timeframe and comfortable repayment range.
- ☐ I have listed income, expenses, debts and credit limits.
- ☐ I have separated my deposit, buying costs and reserve.
- ☐ I have reviewed my credit reports and raised any errors.
- ☐ I have gathered documents and noted missing items.
- ☐ I understand that approval depends on lender assessment.

My next step: _____

What I need to gather: _____

My review date: _____

Read this next

Everyday Budgeting: prepare your household figures. Home Loans Explained Simply: understand the terms. First Home Buyer's Guide or Refinancing Guide: follow the process relevant to your goal.

Start a conversation

Contact Parker Mortgage & Finance through the website to discuss your goals and what preparation would be useful for you.

www.parkermortgageandfinance.com.au

Keep learning

[Moneysmart - Credit reports](#)

[CommBank - Application evidence](#)

[ANZ - Document requirements](#)

[ANZ - Pre-approval](#)

Sources checked 2 October 2026. Lender requirements, fees and government rules can change.

General education only. This guide does not consider your individual objectives, financial situation or needs and is not personal financial, tax or legal advice. Examples are illustrative. Seek appropriate advice for your circumstances.