



**SW BROKERAGE**  
YOUR PARTNERS IN FINANCE

**BOLD LIVING**  
*create your dream*

## *Your trusted partners in finance*

We have partnered with SW Brokerage to help streamline the financial process when building your dream home. They have developed a detailed process to help guide, support and educate you from the beginning to the end of your home building journey.

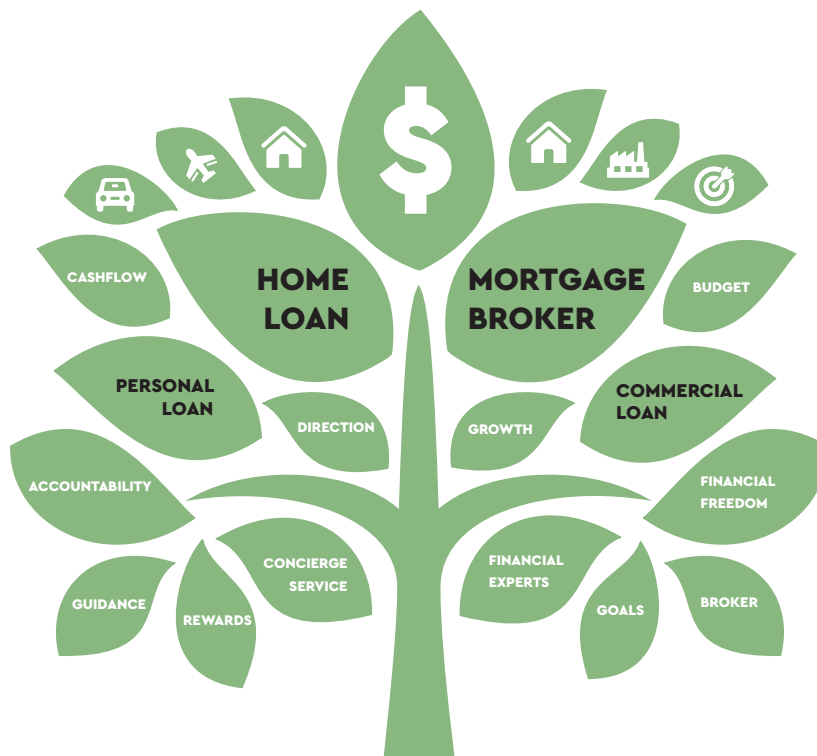
**CUSTOMER FOCUSED LENDING TAILORED TO YOUR NEEDS**



## WHAT ARE THE BENEFITS OF USING A BROKER?

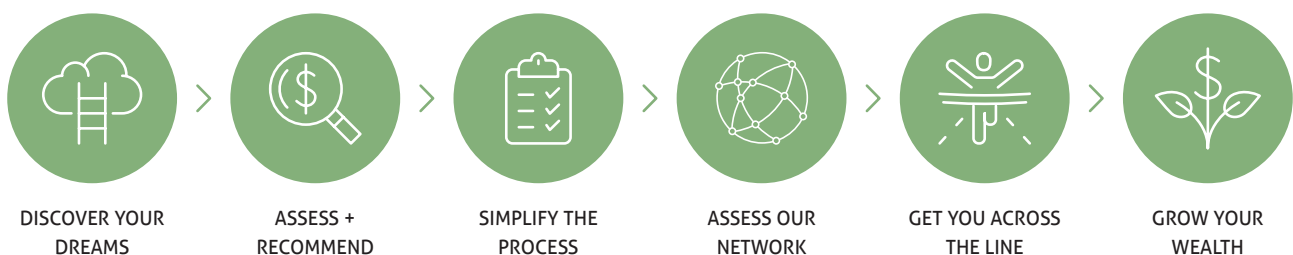
- ✔ Brokers provide expert advice and service, working with lenders from start to finish to make financing your home as easy as possible
- ✔ Access to a wide range of lenders, ensuring you get a lender and loan that best suits your needs and circumstances
- ✔ Receive personalised advice tailored to your financial goals
- ✔ Enjoy regulatory protection under broker supervision
- ✔ Experience Backed Guidance trust in our seasoned expertise for strategising decision making tailored to your mortgage requirements
- ✔ SW Brokerage will create a lasting relationship with you, reviewing your loan and financial wellbeing regularly to ensure you are getting the best deal

Whether you're planning to buy your first home, refinancing to meet your ongoing financial requirements or getting ready to invest in property, the first step is for us to understand your goals and cash flow to determine where you're headed. Because finance is not a 'one size fits all' approach. The best strategy for you may be completely different to that of your neighbour or friends – because your values, circumstances and goals are all different.



## THE SWB WAY

We understand that applying for a loan or embarking on a new financial journey can be daunting. To help you understand the process and know what's coming next, we've developed our SWB Way – a detailed breakdown of the process and of how we structure our ongoing relationship. There are the six easy steps to follow ...



## CONSTRUCTION LOANS AT A GLANCE

Construction Loans offer a unique approach compared to traditional Home Loans. With a Construction Loan, you can access funds gradually to pay your builder at critical stages of construction, minimising interest payments to only the amount drawn down during the build. This flexibility can alleviate financial strain and allow for better cash management while your property is being constructed. Construction Loans are suitable for various projects, including new builds, knock-down and rebuilds.

During the construction phase, borrowers have the option to make Interest Only repayments, deferring principal repayment until after the completion of the project, potentially resulting in lower monthly payments. Typically, with most lenders' timeline for most borrowers have 6 months to initiate drawdowns and 24 months to complete construction to avoid any potential limitations on fund availability. (Each lender will have different policies on this part, so it's important you speak to our brokers about this.)

Additionally, if you intend to contribute personal funds to the project, it's necessary to utilise your own cash before the initial loan drawdown. Talking to SW Brokerage we can help you through each phase to understand how Construction Loans work.

## HOW TO MAKE PROGRESS PAYMENTS TO YOUR BUILDER

Your Progress Payment Schedule is designed to guide you through the construction process, typically consisting of 5-6 stages or milestones. Each stage represents a key point in your building journey, with payments to your builder made upon completion of the relevant stage.

SW Brokerage's Broker and admin team will provide personalised guidance throughout each step of your unique construction journey. The stages, outlined below, offer a general overview of the process, allowing you to stay informed and in control. Beginning with the laying of the foundation slab during the Slab stage, approximately 15-20% of funds are typically required, which may include your initial deposit. As construction progresses, funds are allocated to subsequent stages, such as the Frame, Lock-Up, Fixing, and Completion, each representing significant milestones in the construction process and requiring varying percentages of the total funds. Rest assured, SW Brokerage is committed to supporting you through every stage, ensuring a smooth and successful construction experience tailored to your individual needs.



## CONSTRUCTION MILESTONES



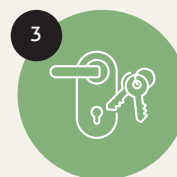
### SLAB

The land is prepared and foundation slab is poured. Typically 15-20% of funds are required.



### FRAME

Walls and roof trusses are constructed. 15-20% of funds are required.



### LOCK-UP

Roof, doors, windows and external walls are complete so the property is lockable. 20-30% of funds are required.



### FIXING

All internal linings, doors, cabinetry and wet area tiling are now complete. 20-30% of funds are required.



### COMPLETION

Construction is complete and you're ready to move in! 10-15% of funds are required.



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Get in touch with SW Brokerage today.

CUSTOMER FOCUSED LENDING TAILORED TO YOUR NEEDS

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