

Calculate Purchase Costs

Purchasing Costs Summary	
Loan Amount	
Purchase Price	
Estimated Purchasing Costs	
Total	

Government Fees		
Stamp Duty on Property Purchase		Calculated on property purchase price (est 2-4%)
Stamp Duty on mortgage		Calculated on the loan amount (estimate \$4/\$1,000)
Transfer Registration		Fee charged by State Govt for property transfer (\$75)

Home Financing Costs		
Mortgage Registration		Payable to Land titles office to register mortgage (\$75)
Loan Establishment Fee		Paid to bank for valuation & legals (est \$600)
Settlement Attendance Fee		Fee for bank attending settlement (est \$100)
Additional Valuation Fee		If property value is greater than \$1m (est \$800)
Mortgage Ins. Arrangement Fee		Fee for arranging mortgage insurance (est \$20)
Rate Lock Fee		Fee for fixing int rate at time of application (est \$250)
Additional Security Fee		Fee for bank taking more than 1 security (est \$150)
Mortgage Insurance		If you borrow more than 80% (est 1-2%)

Additional Costs		
Conveyance Fee		Costs for completing searches & attending settlement
Building/Pest/Strata reports		Searches completed prior to exchanging
Building Insurance		Compulsory insurance required by bank
Contents Insurance		Insurance for contents in property
Land Tax		Tax payable if property is investment property
Rates/Body Corporate Adjustment		Adj of costs at time of settlement

Estimate of Total Costs		