

MAIDEN — PLACE

FIRST HOME BUYER FACT SHEET

This guide will explain the Home Buying Process so you can enter the market with confidence and get on with your very first home buying journey!

1. Current Government Incentives

There are a range of ways to receive assistance in achieving your first home goal!

In NSW, the First Homeowner Grant (FHOG) scheme is designed to assist eligible first home buyers to purchase their first new home, with a \$10,000 grant. This grant is available for any brand-new home valued up to \$600,000. To be eligible for this grant you must be a first home buyer, the property must be brand new, and you must live in the property for a continuous period of 6 months within the first year.

The First Home Buyers Assistance Scheme (FHBAS) is available for any new, or existing home. If the property value is less than \$800,000, stamp duty is waived for all first home buyers. If the property is valued between \$800,000 - \$1,000,000, stamp duty is reduced at a sliding scale. For this scheme, you must move into the home within 12 months after settlement, and live in the property for at least 12 months.

The First Home Guarantee is a government incentive that allows first home buyers to purchase their first home with a deposit as low as 5%, without the need to pay Lenders' Mortgage Insurance (LMI). The expanded Home Guarantee Scheme started on 1st October 2025. From this date, all first home buyers will be eligible to purchase a property with a 5% deposit with no income limits or property price caps. The main benefit of the First Home Guarantee to any first home buyers is providing quicker access to the property market through the removal of barriers. As this scheme allows you to buy a house with a lower deposit, you can benefit by saving time on saving up a 20% deposit and have the opportunity to purchase your first home quicker. This grant is only available with a select list of participating lenders.

For more information regarding benefits visit www.firsthome.gov.au

2. Why Choose Maiden Place ?

Maiden Place offers a unique blend of modern living & premium design – these light-filled apartments are designed for the way you live now. Open living, dining and kitchen areas flow effortlessly to private balconies or courtyards. Each residence is meticulously crafted with an array of upscale finishes.

Secure underground resident and visitor parking is included, along with private storage, a bike room and a plant-filled open foyer that creates a fresh and welcoming arrival for all.

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3. Organising Finance

The best part about buying off the plan is that it works as a forced savings plan. With a construction timeline due for completion the first quarter of 2026, this gives you the opportunity to lock in today's price, and create a savings plan to have a healthy deposit by the time the property is ready to move in, and have some capital growth along the way!

4. Exchanging Contracts

The process of signing a contract can sometimes be quite an intimidating period of your first home buying journey, however it is actually a seamless process.

You will need to complete legal paperwork when purchasing your first home, and a conveyancer will assist with the legal processes and act on your behalf, so be sure to compare the different services and solicitor fees.

The major step in the purchase of buying a home is the exchange of the contract between yourself and the developer. Contracts will be exchanged on a 10-business day cooling off period. A cooling off period gives your conveyancer/solicitor time to review the contract and for any changes to be made. It also allows the purchaser to withdraw from the sale if they decide they would not like to proceed with the purchase.

5. Creating The Dream Team

It is important to ensure that you have the best team around you to assist with making your purchase. The dream team consists of a great agent, broker, and conveyancer who can help guide you in the right direction. Our agents are here to assist with any questions you may have about buying your first home. Our recommending broker and conveyancer details are below:

Conveyancers

Rebecca Slaughter - Conveyancing Simplified
P: 4704 3100

Emily O'Shea - Reimer's Conveyancing
P: 1300 097 022

Mortgage Brokers

Steven Korner – Glass Financial.
P: 1300 245 277
E: steven.k@glassfg.com.au

Joshua Geurts – Bricks and Mortgage
M: 0421 889 144
E: josh@bricksandmortgage.com

Disclaimer – any information contained in this brochure in relation to the FHOG, FHBAS or FHSSS is a general guide only and buyers should obtain legal advice or contact Revenue NSW to check their eligibility.