

# Buying An Investment Property

## BUYING AN INVESTMENT PROPERTY?

If you're about to purchase an investment property, we would like to take this opportunity to congratulate you.

You've taken the first step in beginning the process of buying your investment property. We would like to inform and educate you in making this process enjoyable, simple and exciting. We have put together this FREE report entitled 'Buying an investment property' to assist you and get you there *faster!*<sup>TM</sup>

## EMPLOYMENT AND INCOME

Whether you are self employed or PAYG/PAYE, we can help you. By supplying evidence of your income (payslips, group certificates or tax returns) you can apply for a loan.

If you are self employed and can't provide financials, you may be eligible for a 'low doc' or 'no doc' loan. This means you only have to supply minimal or no financial evidence in order to qualify for a loan.

## WHAT NEXT?

Call Go Loans for your FREE Pre-Approval. It's easy, free and we get you there *faster!*

Go Loans will keep in touch with you and your lender, doing what's required to make life easier for you.

At Go Loans, we like to go that extra mile for you. We are happy to talk with your financial advisor or accountant to help tailor a loan package that's right for you, maximising your tax savings and cashflow.

We can also show you how you can buy multiple investment properties.

**Our record is 12 properties in just 2 months!!**

## SELECTING YOUR LENDER

A Go Loans consultant will help you match a lender and loan product to suit your needs. A few thousand dollars can be the difference between achieving what you want and being disappointed.

At Go Loans, we have access to many home loans and the expertise to know which ones suit you best.

Using a random selection of lenders and loan products, we found a big difference in the maximum loan amounts they would lend you.

For example:

A **couple** earning \$35,000 + \$25,000 pa with 1 child and a \$7,000 Credit Card limit.

Difference between lenders loan amounts:  
**\$78,000**

A **single** earning \$40,000 pa with no kids, a \$2,000 Credit Card limit and a car loan of \$400 per month.

Difference between lenders loan amounts:  
**\$38,000**

## YOU HAVE PRE-APPROVAL. WHAT NOW?:

- Call Go Loans to let us know the good news.
- Supply your consultant with the contract of sale.
- Advise your real estate agent and Go Loans of your conveyancer (Go Loans can refer a reputable Conveyancer if required)
- Organise building insurance (a cover note) from your insurer for the property you are purchasing once your offer has been accepted.
- After cooling off has expired, your deposit is usually payable.
- Once your loan is fully approved, mortgage documents need to be signed and returned and the conveyancer does the rest.

For information, tips and hints, please refer to our website at [www.goloans.com.au](http://www.goloans.com.au)

**Do you want the investment property of your dreams?  
Don't leave it to chance!**

Knowing the difference can make your dream a reality

Call us now on  
**1300 GO LOANS**