



buyersclub

Mistakes to avoid when buying and investing in real estate



For ADF Members

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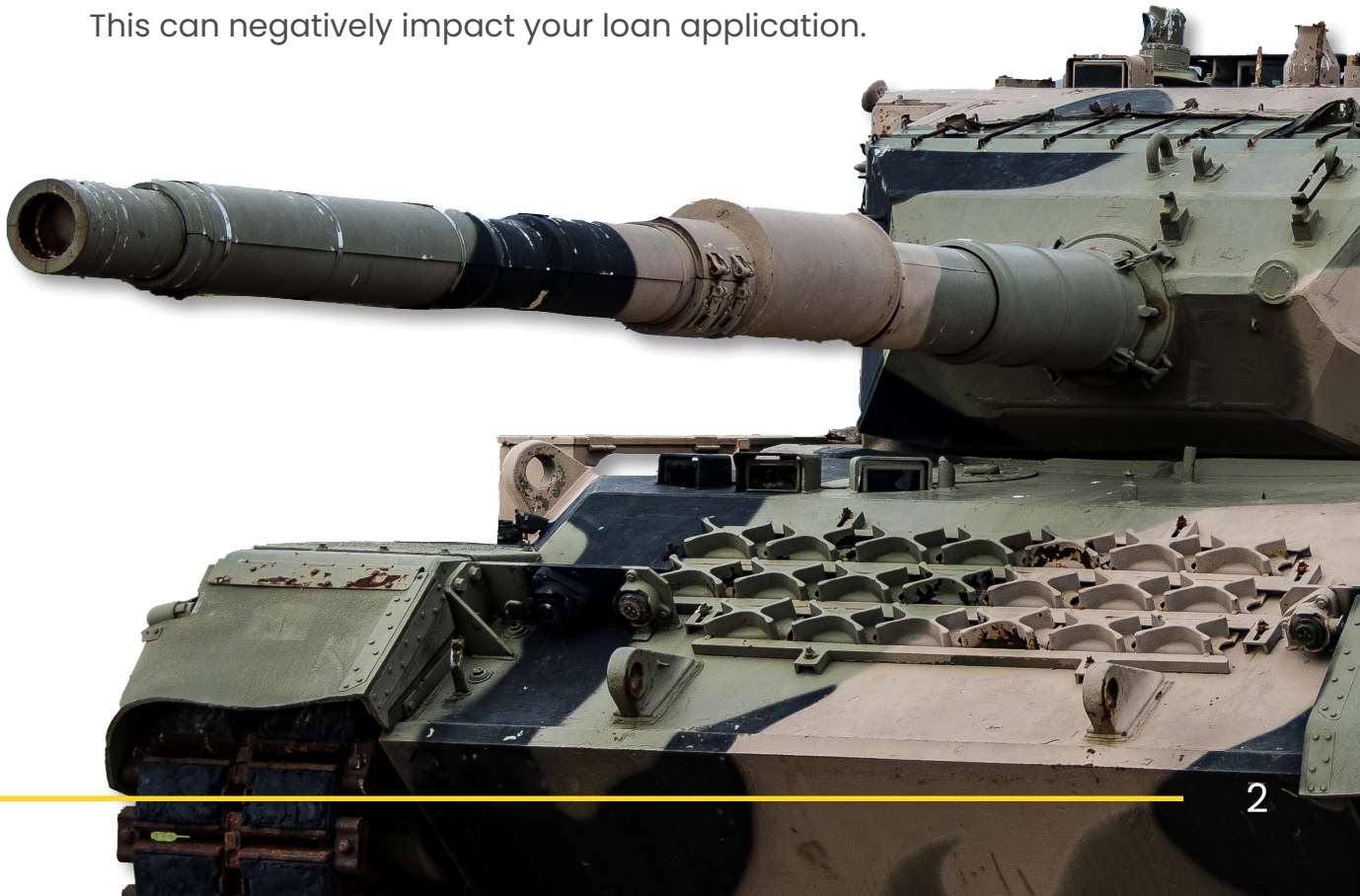
MISTAKE 1

Rental Allowance

When you are a member of the Defence Force you receive a subsidy for your rent.

You should know that when the banks are assessing your borrowing capacity to obtain finance, they assess you on the full rent amount. Not just what you pay.

This can negatively impact your loan application.



MISTAKE 2

Not utilising DHA

If you are not utilising the properties provided by Defence Housing Australia (DHA), you could be spending unnecessary money on rent that could be going towards your next property purchase.

Your expenses are lower when you live in DHA properties which in turn increases your borrowing capacity with the banks.

Use these properties to your advantage.





MISTAKE 3

Blowing your deployment money

You have just arrived home, you want to reward yourself and have a bit of fun. Which you absolutely should!....to an extent.

Don't make the mistake of getting home and spending all your money on toys and luxury items when this money could be put towards your next investment.

Did you know you could buy a property with as little as \$55,000 in cash?

MISTAKE 4

Choose what subsidy works for you

Review your individual circumstances and determine which subsidy would work best to maximise your savings and make the most out of your entitlements.

The benefits of renting a DHA house while you build our property portfolio may outweigh the benefits of the Defence Home Ownership Assistance Scheme (DHOAS).

Think about your goals and options before you jump on one.



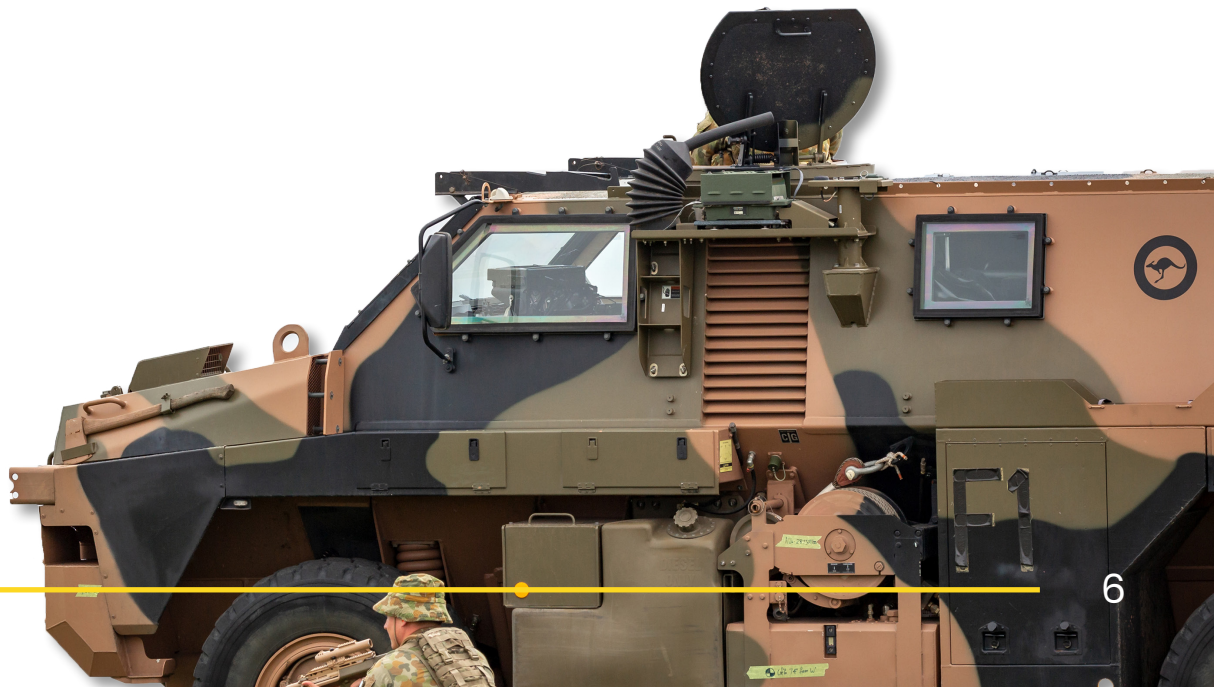
MISTAKE 5

DHOAS isn't always the best option

When you buy a property under the DHOAS scheme, not only will you be limited to who will lend you funds but the lender will charge you a higher interest rate.

Depending on the rate of a standard home loan at the time, you may be better off forgetting DHOAS and going with a typical home loan.

Assess what is available.



MISTAKE 6

Not having the right team to support you

There are some operators in the industry that claim to help ADF members.

Buyers Club is the only licensed Buyers Agent that is able to help you source both established and brand new properties.



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