What Documents You'll Need for a Home Loan Application

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Description:

A practical checklist of the documents lenders typically ask for on a home loan application, organised by situation, and why each one is requested.

Details:

Gathering paperwork is the part of a home loan application people find most tedious, and the part that most often holds things up. This page sets out what is typically requested, organised by situation, and explains why each category exists.

Requirements vary by lender and by circumstance. Nobody needs everything on this page. A broker will give you a tailored list once they understand your situation — treat this as preparation, not as a form to complete.

Why lenders ask for so much

Australian lenders operate under responsible lending obligations. Before offering credit they must make reasonable inquiries into your financial situation, requirements and objectives, and take reasonable steps to *verify* what they have been told. Verification is the key word: a lender generally cannot accept a stated figure, it has to see evidence.

That is why documents are requested in categories rather than as a single number. Identification establishes who you are. Income evidence establishes what comes in. Expense and liability information establishes what goes out and what is already committed. Deposit evidence establishes where the funds came from. Once you see the logic, the list stops feeling arbitrary.

Everyone

| Category | Typically includes | Why it's requested | |---|---|---| | Identification | Passport, driver licence, birth certificate, Medicare card | Identity verification and anti-money-laundering obligations | | Income evidence | Payslips, tax returns, notices of assessment, employer letters | Establishes capacity to repay | | Expenses and liabilities | Transaction and credit card statements, loan and buy-now-pay-later statements, HECS/HELP details | Establishes existing commitments and living costs | | Deposit and savings | Savings account statements, evidence of gifts, sale proceeds | Establishes the source of funds and, where relevant, savings history | | The property | Contract of sale, rates notice, plan of subdivision | Establishes the security for the loan |

If you're a PAYE employee

- Recent payslips - A recent PAYG payment summary or income statement - Employer contact details, and sometimes a letter confirming your role and status - Evidence of any bonus, commission, overtime or allowances you want counted, usually over a period rather than a single instance

Lenders treat variable income differently from base salary, and how much of it is counted varies between lenders. This is worth discussing before you assume a figure.

If you're self-employed or a business owner

- Personal and business tax returns - Notices of assessment - Business financial statements, typically profit and loss and balance sheet - Business bank statements - BAS statements - Accountant details, and sometimes a letter from your accountant - ABN and GST registration details

Self-employed applications are not harder in principle, but they involve more documents and lender policies differ considerably in how they read business income, add-backs and retained profits.

If you're buying an investment property

- Everything in the "everyone" list - Rental income evidence for existing investment properties: lease agreements, rental statements, or a rental appraisal for a property you are buying - Statements for existing investment loans - Land tax and insurance details where relevant

If you're refinancing

- Recent statements for the loan being refinanced - The current loan account details and payout information - Rates notice and insurance certificate for the property - Updated income and expense evidence, because a refinance is assessed afresh rather than carried over

If you're a first home buyer

- The standard evidence above - Savings account history, because some lenders look for a pattern of accumulation rather than just a balance - Evidence of any gift, including a letter from the person providing it confirming whether it is a gift or a loan - Any documentation for government first home buyer support you intend to use

Government schemes and stamp duty concessions exist, but eligibility rules, caps and availability change and differ by state and territory. Check the current official source for your state and discuss it with a broker rather than relying on secondhand summaries. There is more in [buying your first home: how the finance side works](/for-borrowers/buying-your-first-home-how-the-finance-side-works).

Complicating factors

Recently changed jobs. Expect questions about probation, and be ready with your employment contract and evidence of continuity in the same field.

Casual, contract or seasonal income. Lenders generally want a longer history to establish that the income is consistent. Have contracts and a run of payslips or invoices available.

Foreign income or overseas assets. Expect additional evidence, translations where documents are not in English, and more variation between lenders in what is accepted.

A guarantor arrangement. The guarantor also becomes a documented party, providing identification, income and liability evidence, statements for the property being used as security, and evidence they have obtained independent legal advice.

Recent large deposits. Anything unusual in your accounts will be queried. It is far easier to explain it up front with evidence than to be asked about it mid-assessment.

Practical tips

- Provide full statements, including every page, rather than screenshots or partial exports. - Use the same name format across documents where you can, and flag any name changes. - Keep documents current — most have a shelf life, and a stale document usually has to be re-supplied. - Send everything in one batch if possible. Trickled-in documents restart queues.

Getting a tailored list

Because policies differ across a lender panel, the right question is not "what does a bank need?" but "what does *this* lender need for *my* situation?" That is the practical value of a broker: matching your circumstances to the appropriate documentation before an application is lodged.

Redrock brokers are authorised credit representatives of Red Rock Brokers Group Pty Ltd, Australian Credit Licence 405961, with access to a panel of more than 60 lenders. Where a broker provides credit assistance for a home loan, the Best Interests Duty applies — the broker must act in your best interests, and where their interests and yours conflict, yours take priority.

To get a list built around your circumstances, [find a broker](/find-a-broker) or call 1300 667 694. See also [how to choose a mortgage broker](/for-borrowers/how-to-choose-a-mortgage-broker-eight-questions-worth-asking) and the [glossary](/glossary).

This page is general information, not personal financial advice. Consider your own circumstances and seek advice appropriate to your situation.