

# Pass all lender checks

## Here is some advice to help you secure your loan

AUSTRALIANS applying for home loans are finding simple overdue accounts are coming back to haunt them, with some even being refused finance, according to a national credit rating repairer.

My CRA director Graham Doessel said a credit rating check could reveal defaults many were not aware of, such as small overdue phone bills, electricity bills and rates, which might or might not have been settled.

"It would surprise you how many people there are out there with needless defaults on their credit rating due to unpaid accounts of more than 60 days. It may also surprise you to know these defaults can be enough for an automatic decline with some lenders. At the moment, some lenders are even rejecting loans for excess credit inquiries such as two enquiries in 30 days or six within the year," Mr Doessel said.

Research from September 2010, conducted by Dun and Bradstreet, revealed one third of debt referred for collection in the June quarter was of amounts less than \$200.

"These findings demonstrate that significant portions of Australians are either unaware of the consequences of not paying their bills on time or they are facing

quite significant stress and cannot afford to pay these accounts," Dun and Bradstreet chief executive officer Christine Christian said.

The report also states the average value of referred debts stands at the highest level in four and a half years.

Mr Doessel said it was extremely important for potential buyers to know there was more to prepare for a mortgage than simply saving the deposit.

"Your credit rating is as important as your savings record in cal-

culating loan eligibility and borrowing capacity. Having a clear credit record allows you to shop for the best interest rate because you have the financial freedom to choose any bank," he said.

**"It would surprise you how many people there are out there with needless defaults on their credit rating."**

culating loan eligibility and borrowing capacity. Having a clear credit record allows you to shop for the best interest rate because you have the financial freedom to choose any bank," he said.

"At the moment, blemishes on your credit record are viewed unfavourably by most lenders and defaults remain on your file for five years. Never has there been a more important time to understand your credit rating and to keep it looking as healthy as possible."

MY CRA recommends the follow-

ing tips for home buyers trying to establish a good track record of credit:

**Make repayments on time:** Repay any bills received by the due date. Bills that are not paid within 60 days may be referred for collection and noted as a default.

If people are having trouble paying on time, they should contact the creditor as they may be able to work out a payment plan rather than the creditor listing the non payment as a default.

**Use credit:** Having no credit his-

tor means there is nothing to calculate and the risk appears high to lenders.

**Start by borrowing something small.** Repaying mobile phone plans, internet accounts, or store credit on time will appeal to anyone checking people's credit rating.

**Have a stable address:** Lenders like to see stability. Furthermore, defaults are easy to come by when bills are sent to the wrong address.

If you do travel frequently, con-

sider a trusted family member's address for all bills.

**Apply for credit with care:** People should only apply for credit if they feel they have a good chance of being approved.

Declined credit applications on a person's file can hinder their chances of obtaining a home loan.

Likewise, people should only apply for credit they have full intention of pursuing.

Every application is noted on file, not whether it is approved or not.

defaults, don't put up with them for five years. People can check with a credit file repairer if they can be removed.

"If people do check their credit file and find defaults, writs or judgements which have been added without a person's knowledge, have been added incorrectly, unjustly or unfairly there is a good possibility they can be removed by a credit repairer," Mr Doessel said.

Demand for third party credit repairers has grown due to what Mr Doessel said was a system fraught with difficulties.

"Many of our clients have attempted to deal with creditors themselves and have come up against problems and defaults have not been cleared," he said.

"Most times the creditor says defaults are never removed and remain on file for five years.

"The best they can do is mark the listing as paid if the account has been settled.

"This may not be sufficient to ensure credit is obtained with some lenders."

"On cases we take on, MY CRA has a 91.7% success rate of actually removing the default."

MY CRA has information for consumers on its website, www.mycra.com.au.



**Burpengary 6/41 Burpengary Rd**

This one caught your eye for a reason! Situated in the heart of Burpengary this townhouse presents great entry level opportunity for first home buyers, investors or those looking to downsize. Featuring: 2 bedrooms - built-in wardrobes to both. Spacious living areas include open plan lounge & dining, which are complemented by the modern kitchen, new carpet & plenty of storage. Outside on offer is the single garage & good size courtyard, perfect for those summer BBQ's. Ideally located within convenient distance to shops, schools, trains & Bruce Highway.

**Sale:** \$239,000  
**View:** By Appointment  
**Paul Lewis 0418 782 515**  
[www.raywhiteburpengary.com.au/559164](http://www.raywhiteburpengary.com.au/559164)

Burpengary



**Burpengary 20/23 Burpengary Road**

Positioned in a quiet corner of a gated complex this unit gives a tranquil & secure lifestyle. Walking distance to schools, shops, train & bus - this offers you hassle free living. Garage with remote & internal access provides security. Plenty of storage, air conditioning & dishwasher are just a few of this properties features! Motivated owners say SELL!

**Sale:** Offers Over \$220,000  
**View:** By Appointment  
**Phill Healey 0414 452 244**  
[www.raywhiteburpengary.com.au/568675](http://www.raywhiteburpengary.com.au/568675)

Burpengary



**Morayfield 2 Naomi Court**

This compelling home is superbly positioned on fantastic elevated 3426m2 block a short drive to shops, schools, transport, parks & highway. Perfect for the large family or ready for the expanding family. Interior includes: wide entry hall, majestic formal lounge & dining with inviting air conditioned informal living/dining domain & well-equipped kitchen, 4 generous sized bedrooms, 5th bedroom/study & 2 bathrooms. Additional features: double garage, established low maintenance gardens, large covered alfresco dining, 9x7m powered shed + attached 9x6m carport & water tank.

**Sale:** \$639,000  
**View:** By Appointment  
**Paul Lewis 0418 782 515**  
[www.raywhiteburpengary.com.au/561914](http://www.raywhiteburpengary.com.au/561914)

Burpengary



**Moorina 30 Ralph Street**

Be proud to come home to your own private estate nestled cosily in the mountains. Inside this exquisite home the features are endless; upstairs really grabs your attention: a full parents retreat, your own lounge room with fire place & balcony, great size bedroom & magnificent ensuite with claw bath & his & hers vanity. On the ground floor there is a beautifully placed family sized kitchen with all the mod cons & bench space galore, formal dining & 2 lounge/living areas flow through to the 3 remaining bedrooms with views of the stunning gardens. The home also has air conditioning up & downstairs.

**Sale:** \$990,000  
**View:** By Appointment  
**Phill Healey 0414 452 244**  
[www.raywhiteburpengary.com.au/569887](http://www.raywhiteburpengary.com.au/569887)

Burpengary

# Auction



4 3 4

## D.I.V.O.R.C.E. - Must be Sold!

Make no mistake this property must be sold and All Serious Offers prior to Auction will be considered!!!!!!

- Main home with 3 Built-in Bedrooms + Ensuite
- Granny Flat with 1 Built-in Bedroom
- 18m x 7m Shed with 3 Phase Power
- Separate Paddocks/Chook Pen/ 60+ Fruit Trees

Whether you are looking for space, lifestyle or just want bigger acreage, do not miss this great opportunity!

Sustainability Declaration available.



**Inspection: Sat 12th March 11-11:30am**

**AUCTION ONSITE: Sat 19th March 11:00am**

**Property Open From 9:30am**

**Contact:** Gail Bernardin  
**Mob:** 0418 645 506  
**Office:** 07 5498 9800  
**Email:** gail@4510.com.au



**Ray White**

Richardson&Wrench Caboolture

**R&W** The best reputation in real estate