



Mortgage Assistance Scheme

arrange repayment. If you sell your home or refinance your home loan, you should repay the assistance at that time.

For More Information

For further information you can contact the Mortgage Assistance Scheme at:

Freecall: 1800 806 653

Email: mas@housing.nsw.gov.au

Website: www.housing.nsw.gov.au

Translating and Interpreting Service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450. The Translating and Interpreting Service will telephone Housing NSW for you at no cost.

The information contained in this leaflet is valid as at April 2008.





Introduction

The Mortgage Assistance Scheme provides short-term help for people experiencing temporary difficulties with their home loan repayments because of an unavoidable change in circumstances. For example, this may be due to unemployment, accident, illness or some other crisis. Mortgage assistance is not a grant but a loan to be repaid at a future time.

What You Must Do First

Before we can provide mortgage assistance, you must show that you have tried all other reasonable avenues of help available. Most home lenders will try to work out a solution to your problem, such as postponing or restructuring your loan repayments or extending your loan term.

The Mortgage Assistance Scheme is a last resort for home buyers in danger of losing their home.

How to Apply

To apply for mortgage assistance, you must complete an application form. Your home lender then completes the final page of the application form before it is sent to the Mortgage Assistance Scheme. Application forms may be obtained from your home lender or from the

address on this brochure or from the Housing NSW website on www.housing.nsw.gov.au.

Eligibility for Assistance

To obtain mortgage assistance, you must meet the following conditions.

- The total amount you owe on your home loan must be less than \$350,000.
- The value of your home must be less than \$500,000.
- Your gross household income must be less than \$90,000 per year.
- Your financial difficulties must be serious and caused by an unavoidable change in your circumstances.
- Your home loan repayments must exceed 36% of your gross household income.
- You must demonstrate that you have been making home loan repayments of at least 27% of your gross household income.
- You must be living in the mortgaged home.
- You must complete an application form and give written authorisation for your home lender and other creditors to disclose information concerning your financial affairs. This authority will continue until the assistance is repaid.

How Does Mortgage Assistance Work?

Mortgage assistance is provided as a loan which is paid directly to the home lender. The loan is usually payment of home loan arrears and/or a subsidy towards your home loan repayments for a certain period of time. While receiving mortgage assistance, you must meet at least part of your home loan repayment.

We will lodge a caveat on your property. A caveat is a document, lodged at the Office of Land and Property Information NSW, to protect an interest held in a property by a person who does not own the property.

Amount of Assistance

Housing NSW can provide up to \$20,000 in mortgage assistance. The assistance is provided over a maximum period of one year in total.

Repaying Mortgage Assistance

As mortgage assistance funds are limited and demand for assistance is high, you must repay the loan. Before you receive assistance, you will have to enter into a repayment agreement. Normally you will be approached six months after you have received assistance to