

First Home Buyers' Guide



WOLFBROOK
RESIDENTIAL





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A helpful guide for navigating the journey to your first home.

You've decided you want to purchase your first home, congratulations! This is an exciting milestone in life, and we are happy you are considering a Wolfbrook home.

Whether you are purchasing by yourself, with a partner, or with family or friends, we have plenty of options in main centres around New Zealand. There is bound to be a great property for you, and we would love to help you find the perfect place to call home.

We know that buying your first home can feel overwhelming, so we've created this first home buyers guide to support you along the way. Let's explore the key steps in your first home buying journey.



Pre-approval

This is the first step in the process of buying your first home. Pre-approval is when a bank confirms they are willing to lend to you to purchase a home. There are usually some conditions involved here, like a property valuation of the house you are buying, and making sure your personal finances are in order.

We recommend going to a mortgage broker to begin this process. A mortgage broker has close relationships with the banks and will find you the best deal they can. The best part about a mortgage broker is that **you don't need to pay them a cent, nothing!** Rather than spend your free time hustling with banks trying to get the best deal, let a mortgage broker do it and spend your free time researching what suburb you want to live in, or what coffee machine is going to fit perfectly on your brand new counter-top!

What the bank is looking for?

- Your deposit—how much money you are able to contribute to the property
- Your serviceability—how much you can afford to borrow and repay given your current income
- Good credit and savings history



Your deposit

The deposit is the portion of the purchase price that you need to contribute upfront when buying your home. For first home buyers, this is typically 20% of the loan value. For example, a 20% deposit on a \$600,000 home would be \$120,000. However, with a new build from Wolfbrook, the deposit is only 10% (e.g. \$60,000 for a \$600,000 home). This difference means a lower initial cost and makes homeownership more accessible.

KiwiSaver withdrawal

As a first home buyer, you have the option to withdraw your KiwiSaver funds to assist with purchasing your first home. To be eligible, you need to have been a KiwiSaver member for at least 3 years. You can withdraw your contributions, employer contributions, government contributions, and any investment earnings. However, you must leave a minimum balance of \$1,000 in your KiwiSaver account.

How do I apply?

You are required to get approval to use your KiwiSaver for your first home. It's a simple process that can be handled with the guidance of your KiwiSaver provider or mortgage broker. Feel free to chat with one of our team—we're happy to help you through this!

Your deposit can come from a number of different places:

- Savings
- KiwiSaver funds can be used, but you must leave at least \$1,000 in the account
- A gift (make sure you say thank you)



Picking out your property

Wolfbrook has options in Auckland, Tauranga, Wellington, Kaikoura and Christchurch. We have homes with a range of bedrooms, bathrooms, carpark options and sizes.

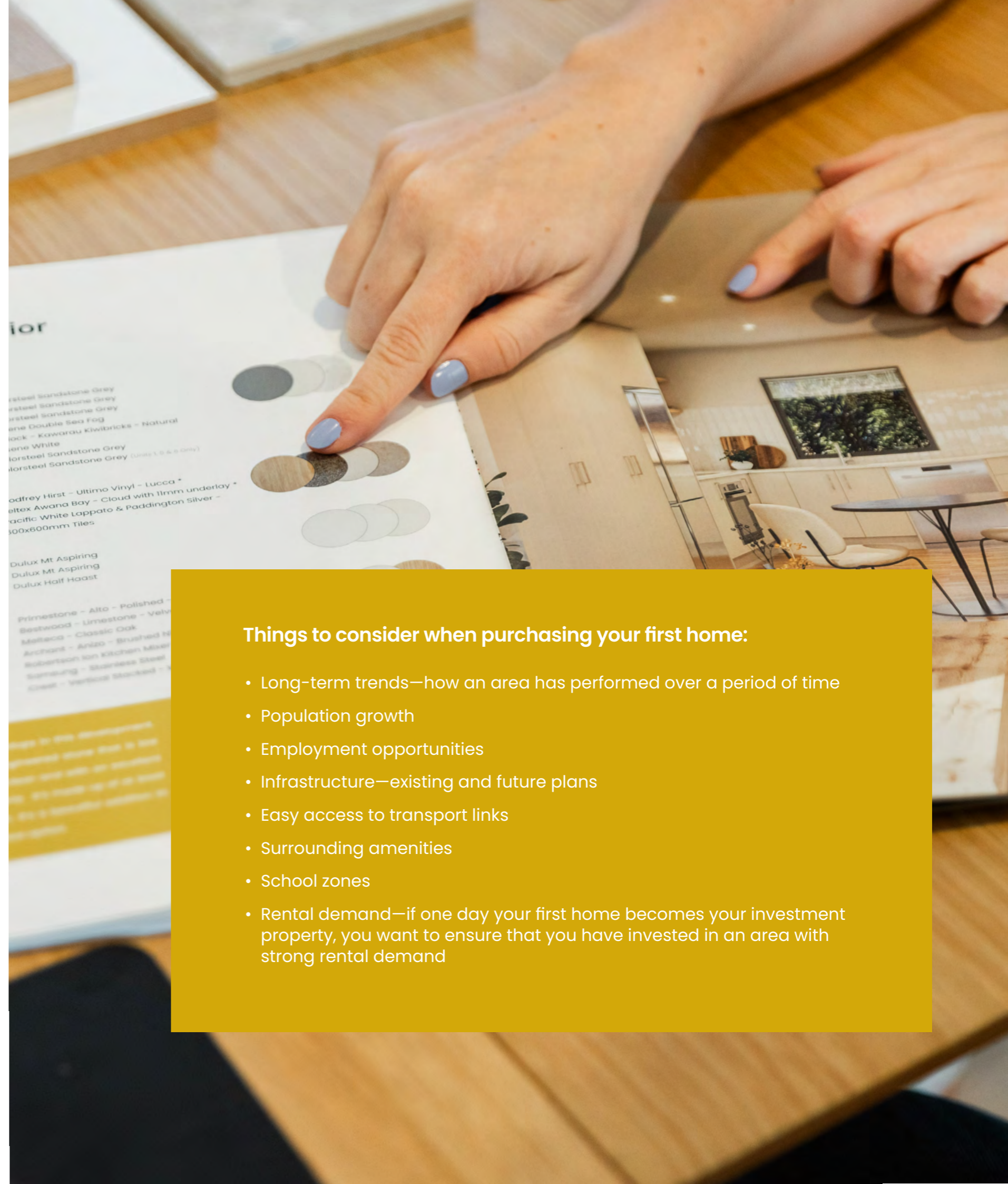
Our experienced sales consultants have worked with many first home buyers like yourself, and will be able to work with you to find the perfect property. Maybe you need a garage to lock away those valuable tools, or an ensuite is a non-negotiable. At Wolfbrook, we really want to understand your needs, so we can help you find the home that is perfect for you.

Keep in mind...

With Wolfbrook, you are purchasing a thoughtfully designed, new build home. When you buy a property that is yet to be built, it is called buying "off the plans." You will put down your deposit at today's price for a property you will move into in 6, 12, or 18 months' time. Importantly, you will pay nothing further until you move in.

Buying off the plans has many advantages for first home buyers. There is a possibility that your property's value will increase during the construction period, which means you could experience capital growth before you even settle. Your new home will be warm, dry, and insulated, featuring modern design elements and a turnkey finish. As it is a new build, it will also benefit from contemporary construction standards and energy-efficient features.

Additionally, your first home might one day become your first investment property, further enhancing your long-term financial growth.



Things to consider when purchasing your first home:

- Long-term trends—how an area has performed over a period of time
- Population growth
- Employment opportunities
- Infrastructure—existing and future plans
- Easy access to transport links
- Surrounding amenities
- School zones
- Rental demand—if one day your first home becomes your investment property, you want to ensure that you have invested in an area with strong rental demand

Purchasing your property

Once you have found a property you like, have a chat with one of our experienced sales consultants.

You'll then proceed through the following steps to secure your new home:

Steps to purchasing:

- Sign a conditional sales agreement
- Complete your due diligence
- Go unconditional!
- Now you wait for your property to be built. This gives you time to tidy up your finances, pay down any existing debt or increase your income



Planning for Your Move

Our team will be in contact with you throughout the process, providing customer updates each month so you can plan exactly when you'll be able to move in.

Once move-in day is set, be sure to have your moving truck sorted, electricity set up, insurance confirmed, and that bottle of champagne on ice. It's time to celebrate as you step into your first home—congratulations!



About Wolfbrook Residential

Where your journey to homeownership begins.

When you choose Wolfbrook Residential, you're selecting a dedicated team committed to delivering high-quality homes. Established in 2020 by industry experts Steve Brooks and James Cooney, Wolfbrook Residential has rapidly grown to become one of New Zealand's top 10 largest residential builders. With a strong track record of helping first-time homebuyers, we turn homeownership dreams into reality.

Wolfbrook has now delivered over 900 homes across New Zealand, reflecting our commitment to creating thoughtfully designed, high-quality homes in prime locations. Our strategic approach to property development ensures that every home meets the evolving needs of buyers.

We understand that purchasing a home is a significant milestone, and we're dedicated to making the process as smooth and rewarding as possible. Choose Wolfbrook Residential as your trusted partner on the journey to homeownership.

No two streets, communities or suburbs are the same, so no two developments should be the same.



When you buy a Wolfbrook Home

You'll Know You Made the Right Choice.

Building Excellence: Superior Finishes and Quality Assurance

When you choose a Wolfbrook build, you can expect nothing short of excellence in both the interior and exterior finishes. Our commitment to superior craftsmanship is evident in every detail.

Healthy Homes: Prioritising Your Well-being

All Wolfbrook homes meet or exceed the requirements of the Residential Tenancies (Healthy Homes Standard) Regulations 2019. We go above and beyond to ensure that your home is built to provide a healthy and comfortable living environment for you and your family

Peace of Mind: Comprehensive Maintenance and Building Warranties

At Wolfbrook Residential, we offer a comprehensive maintenance period and building warranties to protect your investment. Our trusted building products and skilled tradespeople adhere to stringent building systems during the construction process, ensuring durability and quality. We stand behind our properties, which is why all Wolfbrook homes come with a 1-year defects remedy period and a 10-year structural warranty, pursuant with the Building Act. With our commitment to delivering homes of exceptional quality and providing reliable support, you can have confidence in your Wolfbrook build.



Found this guide helpful?

For pricing and more information on Wolfbrook homes, visit wolfbrook.co.nz, contact your Wolfbrook sales consultant, or call us at 0800 925 925.