

# Australian Government Home Guarantee Scheme

Fact Sheet | 1 July 2025



## What is the Home Guarantee Scheme?

The Home Guarantee Scheme is an Australian Government initiative that helps home buyers to buy a home sooner. The Home Guarantee Scheme supports home buyers who have saved a small deposit, and meet other eligibility criteria, to get a home loan to buy a home. There are three Guarantees available to suit different types of buyers.

## How does it work?

Home buyers usually need a deposit of 20% of the Property Value to get a home loan, and those with a smaller deposit may require Lenders Mortgage Insurance (LMI).

Under the Home Guarantee Scheme, Housing Australia provides a Guarantee to the lender, so home buyers only need a 2% or 5% deposit depending on the type of Guarantee. This helps home buyers to buy a home sooner, with lower upfront costs.

Home buyers are responsible for meeting all costs and repayments for home loans associated with the Home Guarantee Scheme including but not limited to stamp duty, application fee and legal costs.



### 1. Eligible home buyer

Home buyer meets all Home Guarantee Scheme eligibility criteria



### 2. Small deposit

Home buyer saves minimum deposit of 2% or 5% of Property Value, depending on Guarantee



### 3. Government Guarantee

Housing Australia provides Guarantee to Participating Lender to enable home buyer to borrow up to 95% or 98% of Property Value, depending on Guarantee



### 4. Home loan from Participating Lender

Participating Lender provides home loan



### 5. Home ownership

Home buyer buys and moves into their home

## Types of homes supported



Existing house,  
townhouse  
or apartment



House and  
land package



Vacant land with  
separate contract  
to build a home



Off-the-plan  
apartment  
or townhouse

## Check the property price caps

Maximum price caps apply and vary by location. Price caps are the same for all Guarantees. Both the purchase price and Property Value must not exceed the price cap for the property’s location. For new builds with a vacant land and a separate contract to build a home, the combined land purchase price and build cost must also stay under the price cap.

### Property Price Cap Table

State	Capital city*	Regional centre**	Other areas	Territory	All Areas
New South Wales	\$900,000	\$900,000	\$750,000	Australian Capital Territory *	\$750,000
Victoria	\$800,000	\$800,000	\$650,000	Northern Territory	\$600,000
Queensland	\$700,000	\$700,000	\$550,000	Jervis Bay Territory & Norfolk Island	\$550,000
Western Australia	\$600,000		\$450,000	Christmas Island & Cocos (Keeling) Islands	\$400,000
South Australia	\$600,000		\$450,000		
Tasmania	\$600,000		\$450,000		

\* The greater capital city areas of each state, the Northern Territory, and the entire Australian Capital Territory, are excluded from the Regional First Home Buyer Guarantee  
\*\* Regional centres are (1) in New South Wales - Illawarra, Newcastle and Lake Macquarie, (2) in Victoria - Geelong, and (3) in Queensland - Gold Coast and Sunshine Coast.

Home buyers can use the **Postcode Search Tool** on Housing Australia’s website to check the price cap for the location they want to buy in. The tool is only a guide – home buyers should confirm the price cap with a Participating Lender.



## Comparing the Guarantees

**Home Guarantee Scheme Comparison Table**

	<b>First Home Guarantee</b> For home buyers looking to buy a home sooner  <b>FY2025-26</b> <b>35,000 Places</b>	<b>Regional First Home Buyer Guarantee</b> For home buyers in regional areas  <b>FY2025-26</b> <b>10,000 Places</b>	<b>Family Home Guarantee</b> For single parents or single legal guardians of one or more dependent children  <b>FY2025-26</b> <b>5,000 Places</b>
<b>Eligibility criteria</b>	To be eligible, home buyers must meet criteria relating to personal circumstances, the property, and the home loan. Check the website and Information Guide for full details		
<b>Minimum deposit</b>	<b>5%</b> of Property Value		<b>2%</b> of Property Value
<b>Home buyer type</b>	Individuals or buying with one partner, friend or family member	Individuals or buying with one partner, friend or family member  One of the home buyers must have lived in the regional area of purchase, or an adjacent regional area, for the 12 months up to the Home Loan Date	Single parents or single legal guardians of one or more dependent children
<b>Homeowner status</b>	First home buyers or those who haven't owned a property in Australia in the last 10 years		Buyers who don't currently own property or those who won't have any other property interest once their new home settles
<b>Property type</b>	New or existing home to be lived in as an owner-occupier		
<b>Property price caps</b>	Price caps vary by location – check the price cap table on page 2		
<b>Locations</b>	All Australia	Regional areas only	All Australia
<b>Income test</b>	Taxable income up to \$125,000 (individual) or \$200,000 (joint)		Taxable income up to \$125,000
<b>Citizenship</b>	Australian citizen(s) or permanent resident(s)		
<b>Home loan type</b>	An owner-occupier home loan from a Participating Lender with: <ul style="list-style-type: none"> <li>• principal and interest repayments (with limited exceptions for interest-only loans to build a new home)</li> <li>• term of up to 30 years (plus up to 3 years to build a new home)</li> </ul>		
<b>More information</b>	This comparison table provides an overview of key features of the Home Guarantee Scheme. If you are not eligible for one type of Guarantee, you might be eligible for another. Find out more about each Guarantee on Housing Australia's website <a href="http://www.housingaustralia.gov.au">www.housingaustralia.gov.au</a> or talk to a Participating Lender.		

## How to apply

Home buyers can apply through a Participating Lender authorised by Housing Australia to offer the Home Guarantee Scheme.

1



### Check your eligibility

Use the **Eligibility Tool** on Housing Australia's website [www.housingaustralia.gov.au](http://www.housingaustralia.gov.au) for a quick check of the main eligibility criteria to help you work out which Guarantee you might be eligible for.

Also look at the information on Housing Australia's website and the Information Guides that you can download from the website.

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### Contact a Participating Lender

Get in touch with a Participating Lender authorised to offer the Home Guarantee Scheme. See the full list of lenders on Housing Australia's website.

Talk to a Participating Lender about the most suitable Guarantee for you. They will assess your eligibility and submit an application to Housing Australia to reserve a Guarantee place for you.

This place is held for 14 days, to give you time to complete your application and apply for a home loan.

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### Complete your application

Work with your Participating Lender to complete your application.

You'll need to provide documents such as proof of citizenship or permanent residency, your ATO Notice of Assessment from last financial year, and a signed Commonwealth Statutory Declaration confirming you meet the Home Guarantee Scheme eligibility criteria.

Once all your documents are provided, your Participating Lender will request Housing Australia to secure your Guarantee Place, allowing you time to find a home.

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### Search for a home

If you are eligible, your Participating Lender will notify you that your place is pre-approved. You then have 90 days to find a home and sign a contract of sale.

Note that your home loan will also need to be approved by the lender, based on their own lending criteria.

Use the **Postcode Search Tool** on Housing Australia's website to check the price cap for the location you want to buy in. The tool is only a guide - confirm the price cap with your Participating Lender for any property you are considering buying.

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### Buy your home and move in

Once you find your new home and sign a contract of sale, your Participating Lender will manage the final approvals.

Once settlement is completed, it is time to move in!

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### Your ongoing eligibility

To retain the Guarantee on your home loan, you must meet ongoing requirements, such as living in the property as an owner-occupier.

If these criteria aren't met, the Guarantee may no longer apply, and you could be required to pay LMI or other additional costs.

**For more information:** [Visit the Housing Australia website](#) | [Contact a Participating Lender](#)

## Important information

Information in the Fact Sheet is general information about the Home Guarantee Scheme only. While Housing Australia has taken reasonable steps to ensure it is accurate, it does not provide any warranty that it is complete or that you can rely on the information. Housing Australia does not accept any loss from reliance on the information. To apply for the Home Guarantee Scheme, home buyers will need to contact a Participating Lender who can assess their particular circumstances to determine whether they are eligible.