



# SELF-EMPLOYMENT MORTGAGE ROADMAP

How Business Owners & Freelancers can secure a Home Loan with Confidence

**Note:** Loan terms and eligibility criteria are subject to change. It's advisable to consult with a financial advisor or mortgage broker to obtain the most current information tailored to your circumstances.

## INTRODUCTION:

Home Loans for the Self-Employed – What You Need to Know

Being self-employed brings financial independence, but when it comes to securing a home loan, it can feel like an uphill battle.

Lenders often see business owners as higher risk, making loan approvals more complex. However, with the right strategy and preparation, you can secure the best mortgage for your situation.

This roadmap will guide you through the process of getting a mortgage as a self-employed borrower.

## UNDERSTANDING LENDER REQUIREMENTS FOR THE SELF-EMPLOYED:

What Lenders Look For:

- **Income Consistency:** Stability in earnings\*
- **Business Structure:** Sole trader, partnership, company, or trust setup.
- **Tax Returns & Financial Statements:** Typically, two years of records required\*
- **ABN & GST Registration:** Minimum operational period expectations.
- **Credit History & Liabilities:** Outstanding loans, debts, and credit score.

**Tip:** A well-organized financial history strengthens your loan application.

**\*Ask a broker for the latest requirements and lender options. Loan products and offers are subject to change at any time.**

## PREPARING YOUR FINANCIALS FOR LOAN APPROVAL

**Gather Essential Documents:**

- ✓ Last Two Years' Tax Returns & Notices of Assessment.
- ✓ Profit & Loss Statements (If Running a Company).
- ✓ BAS Statements (If GST Registered).
- ✓ Bank Statements Showing Regular Income Flow.
- ✓ A Clear Breakdown of Expenses & Deductions

**Avoid Red Flags:** Excessive deductions may lower your taxable income, affecting borrowing capacity.



### **Maximize your Borrowing Power:**

- ✓ Increase Your Declared Income: Balance tax minimization with borrowing goals
- ✓ Lower Your Debt-to-Income Ratio: Pay off outstanding liabilities.
- ✓ Boost Your Credit Score: Ensure timely payments and manage credit limits
- ✓ Demonstrate Savings & Cash Flow Stability: Lenders assess long-term sustainability

Work with a mortgage broker to access specialist lenders who cater to self-employed applicants.

### **LOAN OPTIONS FOR THE SELF-EMPLOYED**

- **Full-Doc Loans:**  
Traditional loans requiring complete financial documentation.
- **Low-Doc Loans:**  
Alternative option with less paperwork but higher rates.
- **Specialist Lender Loans:**  
Tailored solutions for self-employed borrowers.
- **Guarantor & Joint Applications:**  
Partnering with a co-borrower for better terms.

**The right loan depends on your income structure and financial standing.**

### **REFINANCING & FUTURE MORTGAGE PLANNING**

- **When to Refinance:**  
Switching to a better rate once financials improve.
- **Building Equity for Future Investments:**  
Using home equity for property growth.
- **Ongoing Loan Reviews:**  
Ensure you always have the best deal.
- **Tax Benefits of Mortgage Structuring:**  
Work with an accountant for maximum efficiency.

**Example Scenario:** Refinancing after two years of stable business income can lead to lower interest rates and better loan terms.

Let Noor Finance Mortgage Specialists tell you when there's potential to save by registering for our Rate Monitor service. [Find out more on our website.](#)



## **MORTGAGE BROKER OR BANK?**

When you're looking for a home loan, you could go to a Mortgage broker or to a bank. While a bank will only offer you its own products, a Mortgage broker is an industry expert who will take the guesswork out of finding the mortgage product that suits you and your needs.

Mortgage brokers are now the number one choice for clients who are seeking a home loan or to refinance an existing loan.

## **What can a Mortgage broker do for you?**

- The Leg works
- Translate Industry jargon
- Get You what you want
- Give you a broader choice
- Find you a good deal
- Act as your advocate
- They are in it for long haul

## **ABOUT NOOR FINANCE**

Your Trusted Mortgage Partner with a Personal Approach

Founded in 2014, Noor Finance has been helping Australians make smarter financial decisions by providing tailored loan solutions and step-by-step guidance.

At Noor Finance, we are dedicated to making homeownership and property investment accessible, especially for first-time buyers and new Australians, navigating the mortgage process.

Our award-winning team delivers detailed guidance, transparent service, and tailored financial solutions to help you secure the right loan with confidence.

With a 5-star Google rating and recognition among Australia's Top 100 Brokers for seven consecutive years, our commitment to excellence, innovation, and customer care ensures a seamless mortgage experience.



We leverage the latest technology to simplify applications, provide ongoing support, and maintain long-term relationships — far beyond settlement.

## **READY To TALK To A BROKER?**

**Phone No:** +61 411 963 365

**Email:** [ali.mehboob@noorfinance.com.au](mailto:ali.mehboob@noorfinance.com.au)

**Website:** [www.noorfinance.com.au](http://www.noorfinance.com.au)

**Location:** Sydney NSW 2000

Australian Credit License Number 388570 | ABN 27 682 422 484