



H O M E F I N A N C E

## Finance to put the “fun” back into building

**Not all construction loans are equal. NewBuild just makes sense, and it takes the stress out of financing**

- + **Lower deposit requirements** - house and land, making building a more affordable option
- + **No interest payments while you build** -The hardest part about building is paying rent or another mortgage while you pay for your construction loan. Interest reserves\* reduce out-of-pocket costs so monthly interest payments are not necessary while your home is being built. This also allows you to be approved for a loan much higher than you may be approved with a traditional construction loan
- + **Professional management of construction loan** allows you to focus on the building project, not managing progress valuations, insurance, guarantees.... while you enjoy a fully managed loan you don't have to pay any more. In fact, we don't require multiple valuations so it may cost you substantially less. Because progress payments are paid directly to your builder on a pre-agreed basis, you no longer have to worry about your bank not paying sufficiently to complete your new home—or leave you struggling to fund the completion—even if the valuation drops
- + **Funding for owners' care and variations\*** – while other banks generally won't finance any work outside your contract, NewBuild will include the work you want to complete separate to the contract, as well as make allowance for potential cost overruns, upgrades and even landscaping
- + **Very competitive loan products and pricing through Sovereign Home Loans** - New Zealand's largest non-bank lender—wholly owned by ASB Bank.  
View [www.newbuild.co.nz](http://www.newbuild.co.nz) for the latest interest rates

(\*Normal lending conditions apply)

**0800 N<sub>6</sub>E<sub>3</sub>W<sub>9</sub>B<sub>2</sub>U<sub>8</sub>I<sub>4</sub>L<sub>D</sub>**

[www.newbuild.co.nz](http://www.newbuild.co.nz)



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BUILDING FINANCE



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## Reasons

### You Should Build *New* Today

- + We all aspire to own a brand new car (*remember the smell*), how about a new home? New homes are so much warmer and efficient to run and maintain – just like a new car
- + You get “*next generation*” technology; including efficient heating and cooling, double glazing, latest data cabling, far better insulation and waterproofing to name a few
- + You can have exactly what you want – you’re not buying someone else’s cast offs to try to fit your family’s dreams into
- + You’ll own a home that you designed with modern features that are in demand, such as ensuites, walk in wardrobes, kitchen scullery, office, guest bedroom, or whatever you want in your home
- + You’ll get the benefit of the latest in building standards; avoid the leaky home syndrome caused by incorrect building standards and regulations, unacceptable building materials or quality standards – all of which you can potentially inherit with a used home
- + Unlike a new car that depreciates once you drive it off the showroom floor, you stand to achieve capital gain when you build new – it’s so hard to buy capital gain, but you can build it
- + Like all great investment decisions, buying right is critical. After the recession land owners are keen to sell, and builders have sharp pencils

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