

PROPOSED BUDGET

For your new investment property



Budget set out: pw pf pm

Investment property

Expected Rental income (Rent x expected number of weeks to be rented, remember to allow for vacancy periods)	\$	
Other:	\$	
Total expected income:		A \$

New expected budget

Total expected Mortgage Repayment Total Mortgage: \$ _____	\$	
Interest Rate: ____% ____ years fixed p.a.		
Expected rates repayment (all rates including water if applicable)	\$	
Expected insurances (home/contents)	\$	
Expected Property Management fee: ____%	\$	
If there is no property manager expected personal costs to manage	\$	
Expected costs such as property up keep	\$	
Planned savings (emergencies / maintenance / other)	\$	
Other:	\$	
Total expected Rental budget		B \$

Current budget (A total)	\$ = sum A	
Less: New Budget (B Total)	\$ = sum B	
Total expected change in budget		(+ / -) \$ (A minus B)

Where there is a shortfall between the income and outgoings for your investment property, the bank will want to further understand your intentions to cover this shortfall. Find below a space to note how you know you will be able to service the shortfall;

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Notes to budget

*This investment property budget template is set out based on estimations along with items to think about and consider when calculating your expected return.

* Where possible we do suggest decreasing your lending term in order to ensure you have wiggle room for any future interest rate increases or life events that may require you to extend the term in order to decrease outgoings.

* We do suggest opening a savings account for house maintenance to ensure you have money put aside for any required future repairs and/or upkeep.

* Disclaimer: The above budget is only approximate and to be used as a guide to help you understand how you may foresee the budget for your investment property. While every care has been taken to supply accurate information, errors and omissions may occur. Accordingly, The Mortgage Girls Ltd accepts no responsibility for any loss caused as a result of any person relying on the information supplied.

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