

Want to Buy a House With No Deposit? Here's What You Need to Know

If you [want to buy a house with no deposit](#), you're not alone. With property prices rising faster than savings for many Australians, the idea of entering the market without a traditional 20% deposit is increasingly appealing. While buying a home with no deposit is challenging, it **is possible** with the right strategy, loan structure, and eligibility.

This guide explains how Australians can buy a house with little or no deposit, what options are available, and the risks to consider.

Can You Really Buy a House With No Deposit?

In most cases, lenders require a deposit to reduce risk. However, there are specific pathways that allow eligible buyers to purchase a property **without using their own savings as a deposit**. These options usually rely on government schemes, guarantors, or professional lending programs.

Buying with no deposit doesn't mean zero costs — buyers still need to cover expenses such as stamp duty, legal fees, and inspections — but it can significantly reduce the upfront savings required.

Government Schemes That Help You Buy With No Deposit

One of the most common options for buyers who want to buy a house with no deposit is the **Home Guarantee Scheme**. This federal program allows eligible first home buyers to purchase with as little as a 5% deposit without paying Lenders Mortgage Insurance (LMI). While this still requires some savings, it dramatically lowers the entry barrier.

Some state-based grants and stamp duty concessions can also be used to offset upfront costs, making it easier to proceed with minimal savings.

Using a Family Guarantee Instead of a Deposit

A **family guarantee** is another popular pathway to buying a house with no deposit. In this scenario, a parent or close family member uses equity in their own property as security for part of your loan. This replaces the need for a cash deposit and can eliminate LMI altogether.

While effective, guarantor loans carry risks for both parties. It's essential that all borrowers and guarantors receive independent financial and legal advice before proceeding.

Professional and Specialist Lending Options

Some lenders offer **LMI waivers or low-deposit loans** for certain professions, including doctors, lawyers, accountants, engineers, and other high-income roles. These loans can allow eligible buyers to purchase with little to no deposit, depending on income and employment stability.

If you work in a qualifying profession, speaking with a specialist mortgage broker can uncover options that aren't widely advertised.

What Are the Risks of Buying With No Deposit?

While buying with no deposit can fast-track home ownership, it does come with risks. Higher loan-to-value ratios can mean:

- Higher interest rates
- Less equity buffer if property prices fall
- Increased financial pressure in the early years of ownership

It's important to ensure your budget can comfortably handle repayments, even if interest rates rise.

Costs You Still Need to Budget For

Even if you want to buy a house with no deposit, you'll still need funds for:

- Stamp duty (unless exempt)
- Conveyancing and legal fees

- Building and pest inspections
- Moving costs and utilities

Understanding these costs upfront can prevent unpleasant surprises during settlement.

Is Buying With No Deposit Right for You?

Buying a house with no deposit can be a smart move for buyers with strong incomes but limited savings. However, it's not suitable for everyone. Careful planning, professional advice, and a clear understanding of long-term affordability are essential.

If you want to buy a house with no deposit, speaking with a mortgage broker who specialises in low-deposit and guarantor loans can help you explore your options safely and confidently.

Final Thoughts

For Australians who want to buy a house with no deposit, the path is challenging but achievable. With the right combination of government support, lending options, and financial discipline, home ownership may be closer than you think.