LIVING EXPENSES *Version August 2026*

What do you spend each month on living expenses?

About this worksheet

This worksheet is designed to capture your **basic** living expenses into four specific categories, namely "General living & entertainment expenses", "Additional living expenses", "Investment property expenses", & "Post loan rental expenses". Understanding your total living expenses is an important responsible lending obligation to ensure the Banks and ourselves understand all aspects of your current and proposed financial position so we can make an informed decision in respect to your ability to afford the proposed loan repayments based upon your chosen lifestyle and expenditure.

Key aspects on how to use this worksheet

- The savings statements and credit card statements we've requested from you, please review each transaction and email us back if any of them are large one-off expenses which should not be included in your regular monthly living expense tally. Very important you do this as Bank's may question your declared total living expenses.
- Enter your **living expense amounts** on pages 2-5 beside every category **and in both columns**, even if it is a $0.
- **Please write some commentary in each category** if any of your expenses need justification. Your comments will help with your loan application being approved.
- For the ***Insurance*** category, do not include any insurance expenses if it's paid for via your superannuation or self-managed super fund (SMSF)
- Your **investment property expenses** are to be included in the last page only.
- Do not include investment property expenses for an investment property if it is held within your SMSF
- If you are a 'couple', then please complete each category as **combined values** and not as two individual amounts
- If you are a first home buyer, we would expect to see some of your living expense amounts to change **once your proposed loan is drawn down** so please reflect this in your answers.
- **Do not include** any loan repayments, or credit card repayments, or mortgage repayments - we're just interested in your **expenses** on this form. Your debt repayments are captured under 'liabilities' within your loan application
- Below is a guide as to what your ***'General living & entertainment expenses'*** (GLEE) should be as a minimum (i.e. your total expense amount for ***just*** pages 2 & 3). Any total above what the bank deems as a minimum, will have an impact on your borrowing capacity. Having said that, if you are single and your gross income is > $90,000 OR you are a couple and your household income is > $150,000 then we would expect to see your GLEE to be higher than the below scenarios

Household	Monthly
Single with 0 dependents	$2,050
Single with 1 dependent	$2,450
Single with 2 dependents	$3,000
Single with 3 dependents	$3,550
Couple with 0 dependents	$4,000
Couple with 1 dependent	$4,350
Couple with 2 dependents	$4,650
Couple with 3 dependents	$5,000
Couple with 4 dependents	$5,400

Client 1: _____ Client 2: _____ Date Initially completed by client(s): / / 20

General Living & Entertainment Expenses	Description	Frequency	Current Expense Amount	Expense Amount once your new Home Loan SETTLES	Comments
Primary residence Utilities & Maintenance *(Excluding Insurance)*	- Electricity, gas, water rates, council rates, gardening, ongoing maintenance.	Monthly	**$**	**$**	
Transport	- Petrol, servicing, registration, license, parking, tolls, maintenance, public transport, rideshare. **DO NOT include car insurance here!**	Monthly	**$**	**$**	
Food, groceries, pet expenses, & housekeeping	- All food & grocery bills including Takeaway & Uber Eats. - All costs associated with pets.	Monthly	**$**	**$**	
Clothing & personal care	- Clothing, dry cleaning, shoes, hair & Beauty treatment/products.	Monthly	**$**	**$**	
Communication, media, & Online subscriptions	- Telephone, mobile/s, internet, pay TV, streaming subscriptions.	Monthly	**$**	**$**	
Recreation, travel & entertainment	- Travel & holidays, magazines, books, gifts, movies, dining out, sport, alcohol, tobacco, gambling & general entertainment.	Monthly	**$**	**$**	

General Living & Entertainment Expenses (Continued…)	**Description**	**Frequency**	**Current Expense Amount**	**Expense Amount once your new Home Loan SETTLES**	**Comments**
Children & Childcare costs	- All childcare costs: Daycare (net of the childcare subsidy), extra curriculum activities, tuition, & nanny costs.	Monthly	**$**	**$**	
Public education	- School fees, text books, uniforms, after school activities. **DO NOT include private education Here!**	Monthly	**$**	**$**	
Higher education / Training ***(Excluding STL/HECS/HELP repayments)***	- Fees, accommodation, books for Tertiary/vocational training (UNI, TAFE, business college etc) **DO NOT include private education Here!**	Monthly	**$**	**$**	
Medical & health ***(Excluding health insurance)***	- Gym memberships, Doctor & Dentist visits, Physio, prescription medicines, eyecare, glasses, chemists and all other medical costs.	Monthly	**$**	**$**	
Insurance ***(Excluding health insurance)***	- Home & contents, car, travel, Income protection & life insurance *(if paid outside of your super)*.	Monthly	**$**	**$**	
Other	Unique expenses that do not fit into the categories above, e.g. regular donations, personal super contributions	Monthly	$	$	
TOTAL 'GENERAL LIVING & ENTERTAINMENT EXPENSES'			$	$	

Additional living expenses	Description	Frequency	Current Expense Amount	Expense Amount once your new Home Loan SETTLES	Comments
Body corporate / Land tax for your owner occupied property	- Strata fees, body corporate fees (for owner occupied/primary Residence excluding investment Property)	Monthly	**$**	**$**	
Private education	- Private / Non-government school Fees (includes school, tuition and Sport fees for private schooling)	Monthly	**$**	**$**	
Child maintenance	- Child support, maintenance Payments	Monthly	**$**	**$**	
Personal insurance	- **Private health insurance**, Life, trauma insurance & Income protection. **Excludes** insurances captured under 'Insurance' category on previous page, and those held within Superannuation.	Monthly	**$**	**$**	

Investment property / Or Vacant land Expenses	Description	Frequency	Current Expense Amount	Expense Amount once your new Home Loan SETTLES	Comments
Investment property Expenses *(Including Insurances)*	- Home maintenance & repairs, Land tax / body corporate / strata Fees, home & contents Insurance, gardening, property management, landlord insurance, Rates, housekeeper, investment Utility bills, other.	Monthly	$	$	
Vacant land or Holiday home	- Housing & property expenses like Rates, taxes, levies, body corporate & strata fees, repairs & maintenance Other household items and utilities.	Monthly	$	$	
Post loan rental Expenses	**Description**	**Frequency**	**Current Expense Amount**	**Expense Amount once your new Home Loan SETTLES**	**Comments**
Rent	- Rent	Monthly	$	$	
Board	- Board	Monthly	$	$	
TOTAL BASIC LIVING EXPENSES (From all 4 categories)		Monthly	$	$	

Date Broker validated & made comments on client's calculations: / / 20 **Broker signature:** _____