

# Bridge Financing Program

Gain a competitive edge in a hot purchase market

In today's housing market, borrowers often need to gain a competitive advantage when inventory is low. LendSure's Bridge Financing program allows them to make a non-contingent offer on a property, using equity in their current home as a down payment on a new one. What's more, there are no monthly payments on this short-term financing.



## Bridge Financing Program Features

Up to  
**75% LTV**

on **\$1MM to \$1.5MM**  
for primary residence

Up to  
**65% LTV**

on **\$1.5MM to \$2MM**  
for primary residence

Up to  
**60% LTV**

on loan amounts up to  
**\$1MM** for non-owner  
occupied or second home

Balloon payment due in  
**12\* months** with **No Monthly Payments Required**

\* **6 months** for investment properties

Bridge financing only available in conjunction with  
**Financing on the New Home Purchase**

## Bridge Loan Scenario



### Current Departure Home

Home Value:	\$1,000,000
LTV:	70%
Existing Mortgage:	-\$300,000
<b>Total Equity:</b>	<b>\$700,000</b>

**1**

Borrower found his dream home, which has a purchase price of \$1.5MM. The borrower has \$250K in liquid assets, and wants to keep the new mortgage to maximum \$850K. His current home is worth \$1MM.



### Bridge Loan

Pay Off Existing Mortgage:	\$300,000
Cash Out Equity:	\$400,000
<b>Loan Amount:</b>	<b>\$700,000</b>

**2**

LendSure's Bridge Financing Program would allow the borrower to use the equity in current home and get cash out for a down payment on the new home.



### Financing on New Home

Purchase Price:	\$1,500,000
Equity from Bridge Loan:	-\$400,000
Cash from Liquid Asset:	-\$250,000
<b>Total Loan Amount:</b>	<b>\$850,000</b>

**3**

No Monthly payments due on the bridge loan - single balloon payment due when the home is sold.

**EMPOWER**  
Your Borrowers



Upgrade to new home  
**without selling**  
current home first



Make  
**non-contingent**  
offers



**Leverage equity**  
from current home



Wait to **get best**  
**price** possible on sale  
of current home



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Loan scenarios are hypothetical and provided for illustrative purposes only. Actual interest rate will vary from these example scenarios as rates and terms change frequently. The actual interest rate, APR and payment may vary based on the specific terms of the loan selected, verification of information, credit history, the location and type of the property, and other factors determined by LendSure.

**LendSure**  
HOME LOANS