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
Total Equity:	**$700,000**

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
Loan Amount:	**$700,000**

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
Total Loan Amount:	**$850,000**

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

LendSure HOME LOANS