



Bridge Financing Program

Give your borrowers 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 up to \$1MM for primary residence
Up to 70% LTV	on \$1MM to \$1.5MM for primary residence
Up to 65% LTV	on up to \$750K for non-owner occupied or second home
Up to 60% LTV	on \$750K to \$1.5MM for non-owner occupied or second home

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

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 (Maximum): 75%
 Existing Mortgage: - \$250,000
Total Equity: \$750,000

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 \$750K.

Bridge Loan



Pay Off Existing Mortgage: \$250,000
 Cash Out Equity: \$500,000
Loan Amount: \$750,000

2

LendSure's Bridge Financing Program allowed 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: - \$750,000
New Loan Amount: \$750,000

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**



Leverage equity from current home



Make **non-contingent offers**



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

lendsure.com



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