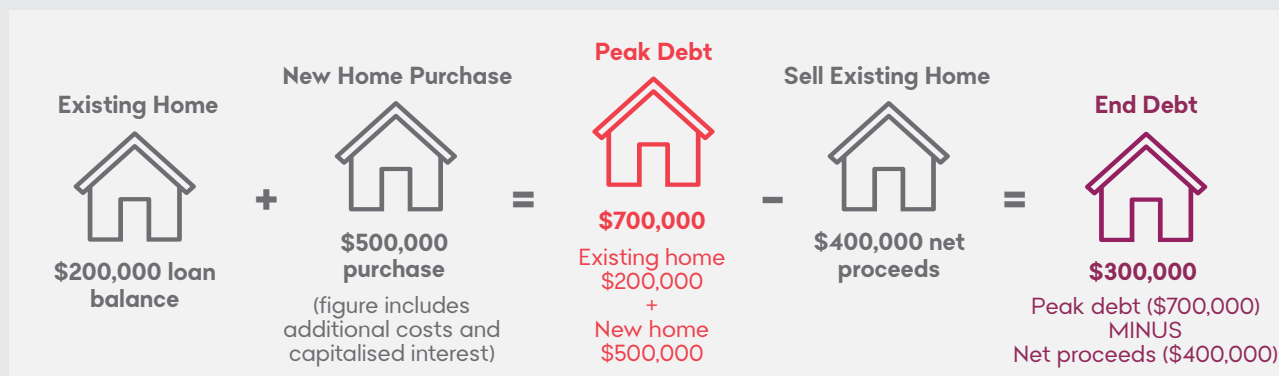


# Bridging Finance

A Bridging home loan offers you an easy way to purchase a new home before you sell your existing home.



## Product Overview

- |   |   |
|---|---|
| <b>Loan Purpose</b>                       | · Allows you to purchase a new home before selling your existing one  |
| <b>Eligibility</b>                        | · Standard lending criteria applies on the proposed end debt  |
| <b>Process once existing home is sold</b> | <ul style="list-style-type: none"><li>· The sale proceeds must first be used to pay out the existing home loan (if applicable)</li><li>· The Bridging loan must be paid out in full via one of two methods<ol style="list-style-type: none"><li>1. Payout in-full using remaining proceeds from sale</li><li>2. Reduce bridging loan by required amount and convert remaining proceeds to the agreed upon end loan structure.</li></ol></li></ul> |

**Option 2 requires the completion of an [Application to Vary an Existing Consumer Facility form](#) and signing of a new [Home Loan Schedule](#) for the remaining debt to be converted from Bridging to agreed end product.**

## Key Benefit

- |                            |  |
|----------------------------|--|
| <b>Repayments required</b> | · A Bridging home loan requires no repayments while your existing home is for sale (the bridging period) as interest is capitalised. |
|----------------------------|--|

## Product Specifics

- |                                  |   |
|----------------------------------|---|
| <b>Availability</b>              | <ul style="list-style-type: none"><li>· Available to individual borrower(s) type only</li><li>· Limited to the sale of one property to reduce or clear the peak debt</li></ul>  |
| <b>Bridging Period</b>           | <ul style="list-style-type: none"><li>· Purchase of an established property: maximum of 6 months</li><li>· Purchase of land/construction: maximum of 12 months</li></ul>  |
| <b>Interest Incurred</b>         | · Must be capitalised to the loan amount  |
| <b>Interest Type</b>             | · Variable Interest Rate Only (during bridging period)  |
| <b>Loan to Value Ratio (LVR)</b> | <ul style="list-style-type: none"><li>· Combined loans for the <b>peak debt</b> (including capitalised interest) cannot exceed 80% of the combined value of the new and existing properties</li><li>· The <b>end debt</b> LVR must meet standard lending requirements</li></ul> |

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