

# Bridging Home Loan

## Information Sheet

**If you want to buy or build your next home before you sell your existing one, our Bridging Home Loan can help.**

Our Bridging Home Loan allows you to<sup>1</sup>:

- take up to 6 months to sell your existing home when purchasing an established home
- take up to 12 months to sell your existing home and build, when building a new home
- borrow additional expenses such as stamp duty and other fees
- avoid the need for repayments during the bridging period<sup>2</sup> – the interest on your new loan is capitalised during that period<sup>3</sup>
- borrow up to 75% of the value of both homes including the capitalised interest
- apply for a Bridging Home Loan even if your existing home loan is with another lender

### Specific product features.

- ✓ Allows you to buy a new home before you've sold your existing one
- ✓ Allows you to live in your existing home whilst your new home is being built
- ✓ Borrow up to the full purchase price of the new home
- ✓ Borrow additional funds for costs associated with the purchase of the new home such as stamp duty
- ✓ Standard variable interest rate only during the bridging period. At the end of the bridging period you may be able to change to one of our other variable rate or fixed rate options<sup>4</sup>
- ✓ No repayments required during the bridging period
- ✓ You can make repayments during the bridging period if you choose to
- ✓ If your existing home loan is with another lender, we will register a second mortgage on your existing home
- ✓ Package benefits are available at the conclusion of the bridging period if your loan amount is \$200,000 or more

<sup>1</sup> Terms, conditions, and normal lending criteria apply. Fees and charges are payable.

<sup>2</sup> If you're buying an established home the bridging period lasts until your existing home is sold or for 6 months, whichever is shorter. If you're building the bridging period lasts until the building is completed or for 12 months, whichever is shorter. If you're building you have to pay the net proceeds of sale of your existing home off the loan if you sell it before the building is completed. At the end of the bridging period you must start making principal and interest repayments.

<sup>3</sup> Interest is calculated daily on the daily balance of your loan and debited to your loan monthly.

<sup>4</sup> Subject to application and our approval

In this document, the expressions 'the Credit Union', 'we', 'our' and 'us' refer to United Community – A Division of Community CPS Australia Ltd ABN 15 087 651 143; and the expression 'you' and 'your' refer to any person who has obtained a United Community product or service.

#### United Community

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