



RAMS Bridging Finance could be just what you need to assist with the purchase of a new property whilst you're in the process of selling an existing property. It eases the strain of purchasing your new property by bridging the finance gap whilst you wait to receive proceeds from the sale of your existing property.

Key Benefits

- You continue to make normal repayments on your original loan amount **ONLY** until your existing property is sold.
- Interest on the new finance is calculated and capitalised on that loan for up to 9 months ¹.
- This means you do not have to make payments on your bridging finance, leaving you to take care of your home loan repayments only.
- Your monthly repayments therefore do not go up dramatically while you have 2 properties and 2 loans.
- The cost of the new purchase such as stamp duty and legal fees can be included in the Bridging Finance.
- Once your existing property is sold, proceeds from the sale pay out the existing loan in full. Remaining funds are applied to the Bridging Finance to reduce the loan limit as agreed from the application. Then normal repayments commence.

Important Information and Conditions

- Maximum 12 month bridging term with Interest Only, converting to Principal & Interest repayments.
- Maximum LVR is 85% ²
- Available for vacant land purchases³
- Not available for construction loans, Company or Stratum Titles.
- Refinance of another lender's loan is acceptable. Normal RAMS lending conditions apply.
- No redraws allowed during the bridging term.

RAMS does not charge a higher interest rate or extra fees because you need Bridging Finance.

¹ If your property hasn't sold, RAMS offers an extension of 3 months then the loan is reassessed again at 12 months.

² The maximum LVR includes settlement fees, application and legal fees.

³ Conditions apply.

For more information, contact your local RAMS Home Loan Centre
Call 13 RAMS, *that's* 13 7267

RAMS.com.au