

## Single security bridge

Using bridging finance for **single security bridge**.



### Let's take a closer look at the loan:



**LVR**  
63.07%



**Loan amount**  
\$698,900



**Loan purpose**  
Downsizer



**Loan term**  
12 months

### Scenario

Customer purchased a converted church in regional Victoria. Their existing bank eventually said no after 9 weeks of work-shopping application due to the nature of the incoming security.

### Solution

Single security bridge on their existing unencumbered property, cashing the purchase price plus an extra \$100K to complete some minor renovations, including kitchen, bathroom and landscaping.

### Outcome

AFG Home Loans Bridge was able to consider a single security bridge, taking the outgoing property as collateral and ensuring customers met their settlement deadline from application lodgement to settlement in 8 days.

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