

## **VERY, VERY URGENT BRIDGING LOANS**

(OFTEN SECURED BY CAVEATS, PERSONAL PROPERTY AND COMPANY FIXED AND FLOATING CHARGES)

### Situation (Actual)

#### Client contacted Robert at Platinum advising of his situation (Sept 2018)

- He was the owner of a home and an investment property both located in Brisbane
- Is self-employed and had \$100k+ in cash for the deposit
- Had paid the stamp duty
- Entered into an unconditional contract to purchase a new home several months ago for \$1.65m with settlement due at the start of September 2018
- Secured a loan for 80% of the new home value
- After paying the \$100k deposit, required a \$234k bridging loan to complete the sale
- Intention was to sell the existing home upon after making improvements and use the surplus cash, after paying out the bank, towards the new purchase
- Experienced a delay in placing the existing home on the market for sale by up to 3 months. This was due to a variety of personal reasons. Only 2 weeks of open homes to date resulting in not 1 offer
- Several private lenders were approached to access the available equity in the property offered for sale. Resulted in full valuations and desktop valuations being undertaken
- Valuations all came back too low for Australia's traditional Caveat and 2<sup>nd</sup> Mortgage lenders that advertise extensively on Google with low rates etc...
- Approx. 10 traditional private lenders were approached yet none could assist the Client in time

### Solution

#### Robert secured a private lender and saved the Client \$100k!

- A Platinum Mortgages panel lender (an Accountant) was able to assist without requiring 3 valuations instead – taking security over personal property together with a fixed and floating charge of his company
- Lender accepted take-out plan: i.e. property sale or refinance if not sold within 3 months
- Loan offer issued within 24-hours
- Loan documents issued on a Sunday (day before settlement)
- Funds transferred and credited to the Clients solicitors trust account on Monday morning well in time for cheque directions
- Loan agreement returned by email to the lenders lawyers without any requirement to have the original loan documents in hand
- Settlement proceeded, and Client was able to complete the purchase of his new home

### Outcome (for this particular Client)

No LVR Restrictions ✓ Caveat Interest Rates ✓ Security included: 3 x Caveats, 2 x Cars & 1 x Company Charge ✓  
Loan term 3-months with a penalty-free extension period at same interest rate ✓ Sunday loan agreement ✓  
Immediate funds transfer within an hour ✓ No Valuations required ✓ Introducer Paid ✓ Immediate Decision ✓