

REFINANCING TO REMOVE PRESSURE TO SELL

Our clients recently purchased a \$1.9 Million house but were having trouble selling their \$2.8 Million home, which was causing issues with their down payment, as their bank could not accommodate lending them the bridge financing without a fully sold property.

Instead of encouraging them to sell lower than they desired, we lined up an interest only line of credit option on their current property to use those funds for the down payment. We also added an interest only line of credit option on their new purchase. This allowed our clients the time they needed (5 months in total) to sell once they received an offer that they were comfortable with and avoid a quick drop in price. During this period they kept their carrying costs low by making interest only payments on both properties. After the sale took place we paid out both secured lines of credit without a penalty and we registered a brand new 1st mortgage at the best market rate.

Our client estimated they saved \$175,000 by lining up a flexible financing strategy opposed to being forced to accept a below market value offer. We call that a win!

To apply for a mortgage or have us assess your options. Please fill out our application [here](#).

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FLORIDA