

Bridging Home Loan

Get the best advice on a loan to buy your next home, before you've sold your existing home.

If you're looking to upgrade a bigger home in a suburb you love, Mortgageport is the lender to arrange your finances in an easy, timely manner. We take the time to understand your personal situation and tailor the best Bridging Loan to your needs, so you can borrow the money you need to buy your new home before you've sold your existing one.

A dedicated Mortgageport Loans Consultant supports you at every step to have you settling on your next home sooner rather than you think.

- We genuinely listen and carefully assess your situation so we can match the best Bridging Loan to your goals, at the most competitive rates
- Our in-house loan approval ensures faster turn-around times to get you in a position to move quickly and make an offer on your next home
- Your dedicated Mortgageport Loans Consultant knows the property market, and gets to know you too, and gives you supportive advice to guide you through the process of buying your new home without having to sell your current home
- Minimise the size of your deposit with a Loan-to-Value Ratio (LVR) giving you borrowing capacity up to 80%
- Ask us about property values in your target suburbs; we'll be delighted to help you out with up-to-date RP Data



Get set to upgrade your home with the best Bridging Loan from Mortgageport. Contact us today to speak to a Home Loans Consultant.

[Enquire now](#)

Standard Fixed Loan

Your bridging loan, your way

- Enjoy the best rates on a Bridging Loan that we tailor to your goals
- Stay in control of finances with a simplified monthly statement that tracks your loan balance and all

transactions

- Access money when you need it through ATMs, online banking or in person
- Minimise loan costs with no establishment fee – put extra money towards furniture and fittings in your brand new home
- The flexibility of principal + interest or interest only up to 10 years, and up to 4 separate loan splits

> How much will my repayments be?

Work out your mortgage repayments on varying loan amounts using our [Loan Repayment Calculator](#)

> How much can I borrow?

Find out how much you can borrow on your first home loan with our [Borrowing Power Calculator](#)

> Top 10 Investment Property Tips

Find out everything you need to know to make sure your investment property is in line with your financial goals in our [Top 10 Tips for buying an Investment Property](#)

“Mortgageport supports you with the right bridging finances to make buying your next home a pleasure .”

Product Overview

Product name	Standard Fixed
Suitable borrowers	This loan is available to PAYG employees, self employed borrowers, full time or part time investors and corporate borrowers, that are permanent residents of Australia
Purpose	Any worthwhile purpose, subject to some exclusions such as the financing of taxation debts, business working capital and non legal purposes
Key benefits	This loan is packed with a range of features and provides the borrower with the flexibility to select options that suit them at the lowest possible price <ul style="list-style-type: none">• Unlimited transactions via cheque book, ATM/ EFTPOS and online• No establishment fee option• Discounted interest rates for lower loan to value ratios• Loan to value ratio of up to 80%• Up to 4 loan splits at no cost• Interest in advance option, with a discount rate• P&I or interest only up to 10 years

Product Details

Repayment types	Principal and interest or interest only up to 10 years
Interest calculation	Interest is calculated daily and charged monthly
Interest only periods	A maximum of 10 years if the Loan to Value ratio is 85% or less or, a maximum of 5 years if the loan to value ratio is over 85%, after the interest only period the loan will revert to a principal and interest loan over the remaining loan term
Interest capitalisation	Is not permitted on this loan.
Repayment frequency	You may choose weekly, fortnightly, twice a month or monthly
Interest rate types	Your choice of a variable rate or a fixed rate for 1, 2, 3, 4 or 5 years or a combination

Repayment Methods

Direct debit	You may choose to have a direct debit established from another bank account
Direct salary credit	Yes, you may elect to have your salary directly credited to your loan account

Other income credits	Yes, you may elect to have other income directly credited to your loan account for example rental income can be directly credited to the loan
BPay credit	Yes, you may elect to BPay funds to your loan account
Additional payments	Yes, you may elect to pay an unlimited amount off your loan
Interest in advance	Yes, you may elect to pay your interest in advance for either 6 or 12 months and receive a discount of 0.10% p.a

Loan Flexibility

Split loans	You may choose up to 4 separate loan splits at no additional cost
Loan switching	You may change loan products. Fees may apply
Switch to fixed rate	Yes, you may switch all or part of your loan to a fixed interest rate at any time. Fees may apply
Loan increases	You may increase your loan at a later date subject to normal credit criteria. Fees may apply
Loan portability	You may substitute the security property subject to approval. Fees may apply
Lump sum payments	You may elect to make a lump sum payment and then reduce your ongoing minimum payment without reducing access to your redraw facility

Loan Transacting

Redraw	Yes, minimum redraw is \$100
Internet access	Yes
Phone access	Yes
ATM/EFTPOS	Yes, you may access additional funds in your loan by using a Direct Card from any NAB and RediATMs without any fees
Direct debits	Yes, you may access additional funds in your loan account using a direct debit
Credit card sweep	Yes, you may access additional funds in your loan account and sweep this to your credit card
Cheque book	Yes, you may access additional funds in your loan account by using a cheque book

Other Details

Statements	Are issued twice per annum
Security	1st Registered Mortgage over acceptable residential property
Linked accounts	The offset account must be established and terminated at the same time as the loan account
Minimum loan	\$100,000
Maximum loan	\$2,000,000 per security property * exceptions may be considered
Maximum loan to value ratio	The maximum loan to value ratio is 95%
Mortgage insurance	Applies where the loan to value ratio exceeds 80%
Maximum loan term	30 years
Lender	Advantage Financial Services Pty Limited (Subsidiary of the National Australia Bank Limited)
Trustee	AFSH Nominees Pty Limited
Manager	Mortgageport Management Pty Limited (ACL 386360)

Fees and Charges

No establishment fee	Yes, you have the option to have the loan establishment fees refunded to you at settlement. A higher interest rate will apply
Application fee	\$330.00 additional fees may apply where the security property is worth more than \$1m or where more than one property is used as security
Lenders legal fees	\$330.00, this includes preparation of the loan agreements, mortgage documents and attending settlement

Title insurance fees	\$105 for loans up to \$600,000, higher fees apply for larger loans and additional security properties (\$200 for loans between \$600k and \$1m, \$300 for loans over \$1m and an extra \$55 for each additional property)
LMI	Lenders Mortgage Insurance premiums apply where the Loan to Value Ratio (LVR) exceeds 80%
Optional account fee	\$120 per annum payable in advance to get 0.10% discount on your interest rate
Early repayment fees	Nil, if you have a variable rate loan, break fees may apply if you have a fixed rate loan
Discharge fees	\$295.00 payable when you close the loan and discharge the security, plus lenders legal fees of approximately \$198.00
Early repayment fees	Nil, if you have a variable rate loan, break fees may apply if you have a fixed interest rate

How your account works

