

ILLUSTRATIVE CASE STUDY: BRIDGE MORTGAGE SOLUTION

SCENARIO EXAMPLE

Imagine a retired couple who own their \$800,000 primary residence free and clear. They've found a new \$700,000 property they want to purchase, but their current home — though listed for sale — hasn't sold yet. They also want to set aside funds for furniture and other expenses. With limited income, qualifying for traditional financing may be difficult. **This is where Calvert Home Mortgage's Bridge financing solution could step in.**

CALVERT HOME MORTGAGE SOLUTION




In this scenario, Calvert Home Mortgage could advance **\$750,000** with fully open Bridge financing. By **blanketing** both the existing and new properties, the total security would be **\$1.5M**, positioning the mortgage at **50% Loan-to-Value (LTV)**. We could also consider advancing additional funds to help the clients cover payments and expenses until their current home sells.

BRIDGE MORTGAGE DETAILS

Loan-to-Value (LTV)*	50.00%
Down Payment	None; blanket both properties
Mortgage Amount	\$750,000
Interest Rate**	7.99% (Contact us for current rates)
Term	6 Months
Prepayment	Fully Open (No payout penalty)
Payments	Interest Only (\$4994.00/month)
Commitment Fee (includes Lender & Broker fee)	\$7,500 + Broker fee

Note: Interest is charged only for the days borrowed. Whether the borrowers need the funds for **a single day, a week, or several months**, they pay interest **only** for the time used.

BORROWER ADVANTAGES

-  **Move at their own pace:** They can sell their current home after they've fully moved into the new property, without the pressure of tight timelines.
-  **Access extra capital:** They can borrow beyond the purchase price to cover furniture and other expenses, not just the home purchase. We offer up to 80% LTV on listed and conditionally sold properties and up to 85% LTV on firmly sold properties.
-  **Save on costs:** We complete **internal valuations** to save up to \$500 per property secured. In Alberta, we work directly with your borrower's lawyer, avoiding up to \$1,500 in added legal fees.

THE OUTCOME

In this illustrative situation, the couple would be able to seamlessly transition into their new home, maintain liquidity, and reduce stress during the move. The borrowers benefit from a creative Bridge financing solution designed to meet their needs, while the mortgage broker benefits from having their fee combined with ours into one clear "Commitment Fee" on the Commitment Letter.

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 **1.888.753.4642**

*The rate, maximum LTV, and underwriting decision may differ depending on the size of the loan, the actual \$ down, the property location, and the type of property.
 **Interest rates and fees are determined on a deal-by-deal basis, and subject to change. [Contact us](#) for current rates.