



Bridge loans

Bridge loan basics

If your clients have found the perfect new home but still need to sell their current one, Guild has the right option with our Bridge loan.

We can help them close faster with access to their current equity for the down payment on the new loan.



What is a bridge loan?

Your clients can make an offer on a new home before completing the sale on their current home.

Our short-term bridge loan for the down payment helps them make a non-contingent offer so they transition seamlessly.



Who can benefit from a bridge loan?

Moving up can be easier than your clients think.

This loan program is ideal for families that are relocating and need to keep their homes while the kids finish school. Move up borrowers can take advantage of this program to make their transition as simple as possible.

This allows them to utilize the equity in their current home to buy the next home without having to sell first or make a contingent offer.

In a low inventory market, writing a non-contingent offer could get them the winning bid!

This program is not available in TX.
Second liens not available in ME.



Bridge loan benefits for your buyers

- Provides borrowers the ability to make a non-contingent offer on a home
- Homeowners can make a purchase offer before someone else gets their dream home
- Great solution for homeowners needing to relocate for work or retire
- Decreases the stress of a new home purchase for your clients
- Helps buyers make the leap with a seamless process in place during the transition



Bridge loan program details

- Loan amounts from \$40,000 to \$300,000
- New first lien must be completed with Guild on new home
- Primary residence only
- 80% CLTV on their current home including the bridge loan



Bridge loan program details

- Bridge loan must be repaid within 6 months of closing
- Credit scores as low as 720 for all borrowers
- 1-unit SFR, PUDs and Condos*
- Max DTI 50%
- Borrower must qualify with PITIA on the new purchase in addition to the Bridge Loan

*Manufactured homes and 2-4 units ineligible



What's next?

Guild Mortgage loan officers are your go-to experts for helping buyers find homes and make offers now instead of missing out on their dream home.

Let's talk today.

Why Guild?

Deep expertise

Founded in 1960, Guild has become one of the nation's largest independent mortgage companies, with expertise in first-time homebuyers, government loans and down payment assistance programs.

Direct lender advantages

As a direct lender, we enjoy speed and direct control in closing loans, due to decades of strong investor relationships and fewer overlays.

Local processing and underwriting

Our local teams can expedite processing and prioritize your client's loan.

Variety of loan programs

Qualify more of your homebuyers with our wide array of loan products.

Questions?



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