



Agyrtis Lending

www.agyrtis.com

970-471-5641

800-399-9553

team@agyrtis.com

Can you find our Spring special?

What is the difference Hard Money and a Bridge Loan?

When securing financing for a commercial or investment property, you have several options. The two most common types of loans you will consider are bridge loans or hard money loans. Each one of these loans has very different borrowing criteria. Here, we will take a look at the difference between each type of loan and which one may be best for you.

What is a Bridge Loan?

A bridge loan is a temporary loan that is used for either the purchase or the renovation of a real estate property. Instead of using a Loan-to-value (LTV) ratio, a bridge loan will be considered based on the Loan-to-cost (LTC) or the After-repair-value (ARV) of the property. Bridge loans are usually considered if the lender will not qualify for a conventional loan.

What is a Hard Money Loan?

A hard money loan is a loan where private funding is used instead of a conventional lender. In the case of a real estate loan, the lender will consider the loan-to-value (LTV) ratio as the main deciding factor.

Much like a bridge loan, a hard money loan can be obtained quickly since the creditworthiness of the lender is not considered.

What is the Difference Between a Bridge Loan and a Hard Money Loan?

While both bridge loans and hard money loans have a couple of things in common, such as fast funding, there are some critical differences between the two. Here's a look at the two biggest differences between a bridge loan and a hard money loan.

Bridge loans can come from banks and lending entities

You can apply for a bridge loan from a bank or a financial institution. Hard money loans, however, are not available from banks and can only be secured from private borrowers. Now, you can go to a private lender and get a hard money loan and effectively use it as a bridge loan on your property investment. You may want to consider what criteria each lender will ask for before going ahead with the application.

Hard money loans can be used for a number of purposes

A bridge loan can only be used for the purchase of real estate. However, you can use hard money loans for a variety of purposes. For instance, let's say that you already have some commercial real estate that you have purchased and you want to renovate it. You can take out a hard money loan and use the property as collateral. Overall, you will have much more flexibility when it comes to a hard money loan.

Secure Fast Financing For Your Investment Property

At Agyrtis Lending, we provide fast funding for your real estate investment property. Whether you are looking to purchase a home as a fix and flip or simply acquire commercial property as a leasing

opportunity, we are ready to assist you. Contact one of our loan specialists today to get started.



Are you positioned to take advantage of the vacation rental market? Schedule a consultation appointment to discuss financing your beach, lake or mountain ski resort rental property.

Agyrtis Loan Applications



Market Update

Here is a terrific article from Forbes Magazine:

[Three Real Estate Investing Trends To Watch In 2022 \(forbes.com\)](https://www.forbes.com)

Looking to Profit in the 2022 Real Estate Market? Contact Us.

Agyrtis Lending assist you to stay on track offering pre-qualifications. By providing a letter to accompany your real estate offers, this gives you buying power over other offers which don't include a lenders letter.

Our professional team has been helping with a variety of financing needs ranging from new home purchases, fix & flips, rental property acquisition, business equipment acquisition, business building refinance, developer new construction to subdivision financing to name a few.

Log in to www.agyrtis.com or call to schedule a free consultation or complete the loan application and forward the items on the needs list then we can quickly analyze your borrowing power. Ask about our 10% off origination fees at closing for a fully submitted loan package received in December. We are honored to enhance our borrowers success and are excited to help you grow!





Agyrtis Lending, PO Box 1216, Lee's Summit, MO 64063, USA, 970-471-5641

[Unsubscribe](#) [Manage preferences](#)

Send free email today

HubSpot