

You Can Buy *Before You Sell*



THE WINDERMERE BRIDGE LOANSM is just one example of many services created exclusively for Windermere's buyers and sellers. Its sole purpose is to help you successfully complete your real estate transaction.

IT'S SIMPLE

A Windermere Bridge LoanSM from the Washington Loan Company, Inc. lets you buy real estate when you find it.

- It gives you a stronger negotiating position.
- You can buy a home without a contingency on the sale of your existing home.
- Your offer is more likely to be accepted and close quickly.
- You don't risk losing your new home while waiting for your property to sell.

IT'S FAST

Time is critical to successful real estate transactions.

- Completing the brief application form is the only paperwork required.
- I will prepare a Competitive Market Analysis to determine your home's current value.
- Borrow up to \$250,000, depending on your home's location and equity.
- The amount you owe on your home, plus the bridge loan, should equal no more than 75 percent of the value of your current home.
- Exceptions are reviewed case by case.

IT'S INEXPENSIVE

Windermere Bridge LoanSM fees and interest rates are very competitive.

- Seafirst Bank's prime rate plus one percent is the interest rate.
- The loan fee is just one percent of the loan amount.
- You have the option of interest-only payments, either monthly or quarterly.
- Or, if you prefer, you may defer all payment until your loan is repaid.
- The loan term is nine months or when your home closes, whichever comes first.

IT WORKS

Thousands of Windermere home buyers and sellers have made real estate transactions work by using the Windermere Bridge LoanSM.