



THE
ARULDASON
GROUP

Realty · Legal · Financial

Bridge Loan Options Explainer

Using bridge loan financing to manage timing gaps.

BRIDGE FINANCING

Real estate transactions often involve multiple moving parts. Sometimes the timing of buying and selling properties does not align perfectly.

Bridge financing allows homeowners to access funds temporarily while waiting for another transaction to close.

This tool can help buyers move forward with confidence even when timing gaps exist.



What Is a Bridge Loan?

A bridge loan provides short-term financing when funds are expected but not yet available.

The most common example occurs when:

- A homeowner sells a property
- The sale closes after the purchase of a new property

Bridge financing advances the expected sale proceeds temporarily.



Common Uses of Bridge Loans

Closing Timing Differences

When purchase and sale dates do not align, bridge financing allows the buyer to complete the purchase before receiving sale proceeds.

Property Improvements Before Sale

Bridge financing can sometimes fund renovations that increase the property's eventual sale price.

Pre-Construction Deposit Funding

Some buyers use bridge financing to access home equity for deposits on pre-construction properties.



How Bridge Loans Are Repaid

Bridge loans are typically repaid automatically when the expected funds arrive, such as:

- The sale of a property
- A refinance closing

Because repayment is linked to a known event, bridge loans are generally short-term.

Why The Aruldason Group

Bridge financing often requires coordination between **legal, financial, and real estate professionals**.

The Aruldason Group's integrated team ensures:

- Proper structuring of bridge financing
- Clear understanding of repayment timelines
- Alignment with the overall transaction strategy