

Go-Between Home Loan



AdelaideBank
it's personal

We've been delivering prosperity and home-ownership to generations of Australians for over 150 years.

Our product offering is simple, reliable, and good value. Our service is exceptional, award-winning, and personal.

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A Go-Between home loan offers you an easy way to purchase a new home before you sell your existing one. Rather than making two sets of loan repayments while you are in the process of selling your existing home, a Go-Between home loan requires no repayments on the new loan during the Go-Between period.

Product overview

Loan Purpose	A way of purchasing a new home before selling your existing one
Eligibility	Eligibility as per the home loan product chosen (SmartFit, SmartFix and SmartDoc home loan options available)

Key benefits

Interest rate options	A choice between variable and fixed rate options: <ul style="list-style-type: none">• A SmartFit owner occupied or investment variable rate• A SmartFix owner occupied or investment fixed rate• A SmartDoc owner occupied or investment variable rate• A SmartDoc owner occupied or investment fixed rate
100% offset	All Go-Between home loans include 100% offset accounts
Repayments required	No repayments on the new loan are required in the Go-Between period
One product	The same home loan product applies during and after the bridging period
No rate loading	No rate loading during the bridging period

Product specifics	
Go-Between period	<ul style="list-style-type: none"> • Minimum of 4 weeks between purchase settlement and sale settlement • Up to 6 months of interest capitalisation available
Loan to value ratio (LVR)	<p>Combined loans cannot exceed 85% (or 80% for SmartDoc) of the combined value of the new and existing properties, after taking into account the interest that will be charged on the new loan during the Go-Between period.</p> <p>Assessment is based on the repayment that will be required once the existing home is sold. The repayment amount will be based on the end of:</p> <ul style="list-style-type: none"> • The loan required to purchase the new home; plus • Interest that accumulated on the new loan during the Go-Between period; less • The agreed amount by which the new loan can be reduced upon the sale of the existing property.
Process once existing home is sold	Once the existing home is sold, the funds must first be used to pay out the existing home loan. Then sufficient funds must be paid into the Go-Between loan, so that the loan reduces to the amount specified in the Go-Between loan contract.
Process if existing home does not sell within Go-Between period	If the existing home has not been sold once the Go-Between period ends, repayments will be required on the new home loan in addition to repayments on the existing home loan.
Existing home with another Financial Institution	If your existing home loan is with another financial institution, the loan will need to be refinanced to Adelaide Bank during the settlement of the Go-Between loan.