ALVIN TAN / NANAIMO SELLER WORKSHEET

Bridge Financing Planning Worksheet

Buying before your sale closes? Check the gap before committing.

Use completion dates and the lender's written terms. Plan move-in separately.

1 / Map your two closings

New purchase completion

Current sale completion

Expected gap in days

Purchase funds still needed

Estimated net proceeds from sale

Use net proceeds after mortgage payout and sale costs, not the full sale price.

2 / Confirm lender approval and total cost

Lender / contact

Bridge amount / maximum term

Quoted interest / fees / total cost

Repayment deadline / source of funds

- [ ] Ask for the lender's document list, including whether a firm sale is required.
- [ ] Confirm approval, funding date and whether the new mortgage must be with this lender.
- [ ] Ask about legal costs, carrying two homes and any extension or default charges.

3 / Decide what you'll do if the sale is delayed

Backup plan / who to call

Next step / decision deadline

Compare the written quote with alternatives such as aligning closing dates.

Planning aid only. Review your terms with your lender and lawyer or notary.

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Lender example: RBC bridge financing