

# Bridging Loan/ Go-between Quick Reference Guide



**AdelaideBank**  
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*The following document outlines how to load a bridging loan (go-between) in Apply Online (AOL)*

1.	Complete the Net Surplus Calculator – Go between calculator
2.	Complete the online application in AOL
<b>Summary Tab</b>	
3.	On the “Summary” Tab, change “Submission Type” from “New Loan Application” to “Bridging Finance”
4.	Enter the End Debt amount from the Net Surplus Calculator

The screenshot shows the AdelaideBank Apply Online (AOL) interface. At the top, there is a navigation bar with 'Applications' and 'User Account' dropdown menus. Below this is a toolbar with buttons for 'Save', 'Print', 'Validate', 'Submit', and 'more'. A secondary toolbar contains tabs for 'Summary', 'Applicants', 'Loan Details', 'Security', 'Financial Position', 'Loan Summary', 'Compliance', and 'Status Tracking'. The 'Summary' tab is highlighted with a red box. Below the tabs, the application ID is 13437, and there is a 'Snapshot' button. The main content area is divided into sections: 'Application Summary', 'Lender', and 'Application'. The 'Application Summary' section displays: Application ID: 13437, Loan: Owner Occupied \$50,000, Applicants: Type: Applicant, and Security: (no address entered) Property Type: . The 'Lender' section shows: Lender: BABL, Lender ID's: Application Number: [redacted], Submission ID: [redacted]. The 'Application' section, highlighted with a red box, shows: Submission Type: Bridging Finance (selected in a dropdown menu), End Debt: \$100,000 (entered in a text box). Below the dropdown menu, there is a button for 'Add New Property' with a red 'X' icon.

Applicants Tab	
5.	No changes to this tab – enter details as usual
Loan Details Tab	
6.	Load the screen as you would a standard purchase (Purpose = purchase), select product etc.
7.	The “Base Amount” entered into AOL <b>MUST BE</b> equal to the “Total Loan Required” from the Bridging Calculator

Total

### LOAN DETAILS

Introductory Rate  Yes  No  2 mths

Loan Interest Rate  ⓘ

TOTAL LOAN REQUIRED  ⓘ

6 Months Interest on Loan  ⓘ

» AdelaideBank

Applications ▾ User Account ▾

Save Print Validate Submit more »

Summary ✖ Applicants ✖ **Loan Details ✖** Security ✖ Financial Position ✖ Loan Summary Compliance ✖ Status Tracking

Application ID: 13437  
\$50,000  
Securities: , ,

Snapshot: A:1 L:1 S:1

Loan Detail 1: Owner Occupied \$50,000 ▾ of 1 [New](#)

**Loan Purpose**

Primary Purpose:  ▾

ABS Purpose:  ✖ ⓘ

Settlement Date:

Total Loan Amount:	\$50,000.00
Deposits and Contributions:	\$0.00
LESS Fees Included in Loan Amount:	\$0.00
Purpose Amount:	\$50,000.00

**Deposits and Contributions**

Type	Description	Loan	Amount
<a href="#">Add New Deposit / Contribution</a>			

**Fees**

Fee Type	Description	Payment Method	Amount
<a href="#">Add New Fee</a>			

**Features and Discounts**

Feature
<a href="#">Add New Feature</a>

**Loan Products**

Base Amount:  *Including financed fees*

LMI Premium: (if applicable)   ▾

Total Loan Amount:

Product:  ✖ ⓘ

Total Loan Term:  Years

Repayment Type:  ▾ ✖ Interest Only Term:  Years

Repayment Frequency:  ▾ Customer Chosen Amount:

SECURITY TAB	
8.	Enter existing property details and existing mortgage
9.	<b>Clearing from this loan = Full</b> if refinancing loan (from other institution) or <b>None</b> if existing loan to remain (Adelaide Bank)
10.	Then enter the purchase property details also
<p><b>Hint: On the "Security" screen, ensure that the Property to be sold is NOT set to "Purchasing"</b></p>	

**AdelaideBank**

Applications User Account

Print Edit to Resubmit more »

Summary Applicants Loan Details Security Financial Position Loan Summary Status Tracking

Application ID: 13011 Lender App Ref: 30021730 Mr John Junior Snapshot: A:1 L:1 S:2 OWNOC | RI

Securities: 24 BOWMORE Court, GREENWITH, SA 5125 AU  
 \$650,000  
 12 ANNE MARIE Court, GOLDEN GROVE, SA 5125 AU

Security 1: 24 BOWMORE Court, GREENWITH, SA 5125 AU of 2

**Security Information**

Type: 1st Registered Mortgage Ownership: All Applicants  
 Transaction: Owns - Existing Mortgage  
 Primary Security:

**Property Details**

Status: Established Property Primary Purpose: Owner Occupied  
 Holding: Holding  
 Zoning: Residential  
 Property Type: Fully Detached House Off The Plan:   
 Floor Area: m<sup>2</sup> Number of Bedrooms: 3  
 Land Area: m<sup>2</sup>

**Property Value**

Current Value: \$400,000.00  
 Estimated Value: \$400,000.00 Estimated Basis:  
 Contract Price: 0.00  
 Contract Date: Licensed Real Estate Agent Contract:

**Location**

**Contact for Access**

Loan Party John Junior  
 Other  
 Company Name: Phone:  
 Contact Name: Fax:  
 Contact Type: Mobile:  
 Access Notes:

**Existing Mortgage(s)**

Priority: First Ownership: All Applicants  
 Creditor: Adelaide Bank Limit: \$350,000.00  
 Account Name: John Junior Current Balance: \$350,000.00  
 BSB: 610101 Under Defence Service Home Loan:   
 Account No: 12345678 Principal Loan Increase:   
 Clearing from this loan? Full Loan Term Remaining: 25 Years/Months  
 Estimated Exit Costs: \$0.00  
 Repayments: \$1,500.00 Monthly

FINANCIAL POSITION	
11.	Add remaining assets and liabilities
	<i>Hint – Do not include net sale proceeds in calculations</i>
SUMMARY	
12.	Prior to Submission, return to the “Summary” tab and ensure the correct properties to be sold are entered
13.	Load submission type select <b>Bridging Finance</b>
14.	Select the property to be sold
15.	Enter <b>End Debt</b> . This field is editable, use figure on the banks bridging calculator but can increase if extra funds needed

Summary Applicants Loan Details Security Financial Position Loan Summary Status Tracking

Application ID: 13011 Lender App Ref: 30021730  
 \$650,000  
 Securities: 24 BOWMORE Court, GREENWITH, SA 5125 AU  
 12 ANNE MARIE Court, GOLDEN GROVE, SA 5125 AU

### Application Summary

Application ID 13011  
 Loan: [Owner Occupied \\$650,000](#)  
 Applicants: [Mr John Junior](#) Type: Applicant  
 Home Phone Phone:(08) 85632563  
 Security: [24 BOWMORE Court, GREENWITH, SA 5125 AU](#) Property Type: Fully Detached House  
[12 ANNE MARIE Court, GOLDEN GROVE, SA 5125 AU](#) Property Type: Fully Detached House

### Lender

Lender:   
 Lender ID's  
 Application Number:   
 Submission ID:

### Application

Submission Type:

Property to be sold:

End Debt:

SUMMARY	
16.	Check calculations and details are correct before submitting
17.	Submit

[Summary](#) [Applicants](#) [Loan Details](#) [Security](#) [Financial Position](#) **[Loan Summary](#)** [Status Tracking](#)

Application ID: 13011      Lender App Ref: 30021730      Mr John Junior  
 \$650,000  
 Securities: 24 BOWMORE Court, GREENWITH, SA 5125 AU  
 12 ANNE MARIE Court, GOLDEN GROVE, SA 5125 AU

LVR: [ ]      Base LVR: [ ]      NMS: \$5,064      NSR: 1 : 2.12      Fu

[Print Loan Summary](#)

**Applicants**

Name	Type	Marital Status	Dependants	Residential Address
Mr John Junior	Primary Applicant	Single	0	24 BOWMORE Court G
<b>Total Loan Parties: 1</b>			<b>Total Dependants: 0</b>	

**Loan**

Loan #	Primary Purpose	Product	Loan Term	Bas
Loan 1	Owner Occupied	SmartSuite SmartSaver	30 years	\$68
<b>Total:</b>				<b>\$68</b>

**Security**

Security Details	Transaction	Value	Basis	Primary Purpose	Existing Mortgage
24 BOWMORE Court GREENWITH SA 5125	Owns-Existing Mortgage	\$400,000.00	E	Owner Occupied	Adelaide Bank
12 ANNE MARIE Court GOLDEN GROVE SA 5125	Purchasing	\$400,000.00	C	Owner Occupied	
<b>Total:</b>		<b>\$800,000.00</b>			

**Other Assets**

Non Real Estate Assets	Value
Savings Account / Adelaide Bank	\$20,000.00
<b>Total:</b>	<b>\$20,000.00</b>

**Deposits & Contributions**

Type	Amount
Deposit	\$100,000.00
<b>Total:</b>	<b>\$100,000.00</b>

**Income**

Income Type	Gross Monthly Income
Gross Salary (John Junior)	\$20,000.00
<b>Total:</b>	<b>\$20,000.00</b>

**Other Liabilities**

Liability Type
Credit Card / Adelaide Bank
<b>Total:</b>

**Liability Expenses (Ongoing)**

Liability Type
Credit Card / Adelaide Bank
<b>Total:</b>

**Declared Living Expenses**

Expense Type
Living Expenses
<b>Total:</b>

[Print Loan Summary](#)

If you require assistance submitting your go-between application contact your Business Development Manager or call Adelaide Bank Partner Assist on 1300 791 679 Monday to Friday between 8am and 5.30pm (CST) or email [partnerassist@adelaidebank.com.au](mailto:partnerassist@adelaidebank.com.au)