Connective Bridge

Equity Release Home Loan: FAQs

Everything you need to know about helping your clients unlock the equity in their home, without having to move first.

What is a Connective Bridge Equity Release Home Loan?

It's an interest-only, long-term loan that lets eligible homeowners access the equity they've built in their home. Your client retains full ownership and title of the property throughout the loan.

Who is this product designed for?

Homeowners looking to support their next life stage. This could include funding a regular income stream, home improvements or renovations, medical or aged care expenses, debt consolidation, gifting to family, or estate planning.

Who is eligible to apply?

Individuals, or companies/trusts (non-trading entities), aged 50 to 80 years old at the time of application.

How does the client access their equity?

There are three ways to draw down funds:

- **Lump sum:** a single drawdown at settlement for a verified purpose (mandatory as a base option)
- **Ongoing regular drawdowns:** equity released periodically, as needed
- **Upfront and scheduled release:** a lump sum at settlement combined with ongoing scheduled drawdowns, for clients who want both immediate access and long-term flexibility

What's the loan term?

Loan terms run from 10 to 30 years. The maximum term reduces by one year for every year the borrower is over age 60 at application.

How much can a client borrow?

Credit limits range from $100,000 to $4,500,000, subject to eligibility and LVR limits.

What's the maximum loan-to-value ratio (LVR)?

Up to 75% for investment properties and up to 65% for owner-occupied properties.

What repayments are required?

Monthly interest-only (IO) repayments.

What income types are accepted?

PAYG, self-employed, investment income, and pension or superannuation income.

What security is required?

Residential property, held as a first mortgage.

How quickly can a scenario be assessed?

Conditional approval can be provided within 24 hours, with no supporting documents required upfront.

How long does settlement take?

Settlement can be completed in as little as a few days.

How do I apply on behalf of a client?

Applications can be submitted directly on Mercury Nexus.

Who do I contact if I have questions on a scenario?

Your dedicated Connective Bridge BDM is available to workshop scenarios in real time and provide ongoing support throughout the application process.