

EMD - Wholesaler & End Buyer

TERMS

Amount: up to \$100,000 (*can go higher on case by case*)

Timeline: 30 days, 60 days maximum with an extension

Fee: 10% UP-FRONT (non-refundable) for every 30 days - up to 60

* Different fee structures can be considered on case by case

Return: All fees collected up-front

Minimum: \$1,500 return

Requirements (in order):

- Mutual release signed by seller and buyer (must match the exit strategy)
- EMD loan agreement signed
- Non-refundable Up-front fee paid
- Disbursement agreement signed by the title company

Double Close

TERMS

Amount: Up to \$100M

Timeline: Same day closing

Fee: None

Return Schedule: 1.5% up to \$1M | 2.5% up to \$5M | 3% above \$5M

* Less than 1 week notice +1%

* Minimum: \$1,500 return

Requirements (in order):

- BC funds must be receipted first
- All other signing and paperwork complete before funding

Stack Method (Including Zero Down Club)

TERMS

Amount: Up to \$1M (*can go higher on case by case*)

Timeline: 1-2 day closing

Fees:

- Tier 1: None
- Tier 2: \$1500 for TC

Return: 2.5% for any deal

* Minimum: \$2,500 return

Requirements:

- Relay bank will be used for through funding
- We will not sign onto LLC operating agreements
- Lender funds are in escrow first