



Double Close Funding

Need Fast, Reliable Double Close Funding? We've got you Covered!!

If you're a real estate **wholesaler** or **developer** looking to close deals fast without using your own capital, our double close funding is the perfect solution. We provide **100% of the purchase price + closing costs**, ensuring your deal goes through seamlessly and on time.

> How it Works

Step 1: Submit Your Deal – Provide property details and closing date.

Step 2: Get Approved Fast – We review and approve within 24 hours.

Step 3: Close & Fund – We wire funds to the title company for your A-B closing.

Step 4: You Get Paid! – Sell to your end buyer and collect your assignment fee.

Contact Us To Learn More



Loren
Wernette



Website

> Why Choose REI Transactional for Your Double Close?

- ✓ **100% Financing** – We cover the full purchase price and closing costs.
- ✓ **Fast Approvals & Funding** – Get funded in 24-48 hours.
- ✓ **No Credit or Income Checks** – Funding is asset-based.
- ✓ **Keep Your Profits Private** – Close without the end buyer seeing your spread.
- ✓ **Experienced Team** – We've successfully funded millions in wholesale deals.





Disclosures

Double Close Funding Disclosure Page

Important Disclosures

This document is for informational purposes only and does not constitute an offer to lend or create a legally binding agreement. All loan terms are subject to underwriting approval and may change without notice. Borrowers must meet eligibility requirements, and final loan approval is based on transaction details, property valuation, and compliance with closing procedures.

Loan Terms & Conditions

- **Transactional Funding Only** – This loan is intended solely for double-close transactions and cannot be used for long-term financing.
- **Same-Day or Next-Day Closing Required** – Both the A-B (seller to wholesaler) and B-C (wholesaler to end buyer) transactions must close within the same day or as permitted by lender guidelines.
- **Funds Secured by Real Estate Transaction** – Loan proceeds will be wired directly to the closing agent and must be repaid upon the successful completion of the B-C closing.
- **No Credit or Income Check** – Funding is provided based on the transaction structure and does not require credit approval or proof of income.
- **Repayment Terms** – The full loan amount plus any applicable fees must be repaid immediately at the B-C closing. If the end buyer fails to close, the wholesaler is responsible for securing an alternative buyer or repaying the loan.

Risks & Considerations

- **Closing Delays & Buyer Default** – If the end buyer does not complete the B-C transaction as scheduled, the wholesaler must arrange for alternative funding or an extension (if available).
- **Title & Legal Compliance** – Borrowers are responsible for ensuring all title work, contracts, and disclosures comply with state and federal laws.
- **Transaction Fees Apply** – Double close funding includes lender fees, wire fees, and other closing costs, which must be factored into the transaction.

Borrower Responsibility

By using double close funding, the borrower acknowledges and agrees to:

1. Ensure that all transaction details are accurate and in compliance with local regulations.
2. Verify that the end buyer has the necessary funds or financing to complete the purchase.
3. Coordinate with a qualified title company or closing attorney experienced in double closing transactions.
4. Understand that failure to complete the B-C closing may result in financial liability.

This loan product is intended for experienced real estate wholesalers and investors. Please consult with your attorney and financial advisor before proceeding.



REI Transactional Double Close Overview

Do you have a property under contract and need fast easy double close funding? REI Transactional can provide funding up to \$400,000 in as little as 2 days. No upfront fees. For fundings over \$400,000 reach out about pricing

Loan Size	<\$3M
Fee	1% (<\$400,000) Ask about pricing (>\$400,000)
Repayment	Payoff with Second closing handled by Closing attorney
Term	1% fee is good for 24 hours then a 24% Per diem is applied to payoff
Geography	Nationwide (depending on state by state legislation)
Credit Score	None
Payment	100% handled by closing attorney
Recourse	None



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