**Hard Money Lenders**

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| Lender Name | Contact Info. | Min. Loan | Max. loan | Max. LTV% | Max. Term | Additional Info. |
| **5 Arch Funding Corp.** | 19800 MacArthur Blvd. Suite 1150  Irvine, CA. 92612  [www.5archfunding.com](http://www.5archfunding.com)  [info@5archgroup.com](mailto:info@5archgroup.com)  (844) 497-5482 | 65k | 15M | 85 | 120Mo | Business-purpose, N00. Fix-n-flip, rental (1-100) Properties) and more. 3-5 day funding. Direct lender. Brokers protected. Common-sense underwriting. Inquiries welcomed.  States: AZ, CA, CO, FL, GA, HI, IL, IN ,KS, MD, MO, NC, NV, NY, OR, SC, TN, TX, UT, WA. |
| **A.S.K Investment Inc.** | 12235 Beach Blvd. Suite 29  Stanton, CA. 90680  (800) 834-6544 | None | None |  | 15Mo | States: CA |
| **A & D Mortgage** | 1040 S. Federal Hwy.  Hollywood, FL. 33020  [www.admortgage.com](http://www.admortgage.com)  [sales@admortgage.com](mailto:sales@admortgage.com)  (786) 213-1815 | 50K | 5M | 65 | 36Mo | Direct lender. No upfront due-diligence fees. N00 only. Low points. Brokers welcome!  States: CA, CO, FL, MN, NJ, PA, VA. |
| **ACC Mortgage Inc.** | 932 Hungerford Dr. Suite 6  Rockville, MD. 20850  [www.weapprovelloans.com](http://www.weapprovelloans.com)  [don@accmortgage.com](mailto:don@accmortgage.com)  (877) 349-0501 | 100K | 2M | 80 | 30Mo | Since 1999, we have been the leaders in nonprime lending and now we are the #1 most searched lenders in non-GM. We are the lender that truly has our own money. Our money, our rules! We offer 80% LTV from 7.5%.  States: CA, CO, CT, DC, DE, FL, GA, IL, IN, MA, MD, NC, NJ, NY, OH, OK, PA, SC, TN, TX, UT, VA, VT, WA, WI, WV. |
| **Aegis Funding Inc.** | 210 Main St. Suite 265  Huntington Beach, CA. 92648  [www.aegis.funding.com](http://www.aegis.funding.com)  [info@aegis-funding.com](mailto:info@aegis-funding.com)  (800) 290-1954 | 50K | 1.5M | 90 | 36Mo | Products include: rehab/fix-n-flip/hold, cash-out refinance, 2nd trust deeds and trustee sales purchases. 3-36 month terms, up to 90% loan-to-purchase with rates as low as 9%.  States: CA |
| **Agoura Hills Financial** | 28348 Roadside Dr. Suite 203A  Agoura Hills, CA. 91301  [www.agourahillsfinancial.com](http://www.agourahillsfinancial.com)  [Allyson@agourahillsfinancial.com](mailto:Allyson@agourahillsfinancial.com)  (818) 707-3452 | 50K | 1M | 65 | 10Mo | Broker friendly, close fast! Non-owner occupied 1-4 residential, commercial, fix-n-flip to $950K. We do not lend on owner occupied. Southern California only, Los Angeles and nearby counties.  States: CA |
| **Aileron Capital Management** | 3401 W. Cypress St.  Tampa, FL. 33607  [www.aileroncap.com](http://www.aileroncap.com)  [jbonora@aileroncap.com](mailto:jbonora@aileroncap.com)  (813) 341-3645 x137 | 1M | 10M | 70 | 2Mo | Up to 70% LTV. Target loan size $1M-$10M on improved properties with clear exit strategy. No land at this time.  States: AL, AZ, CA, CT, FL, GA, IL, LA, MO, NC, NJ, NV, NY, OH, OK, PA, SC, TN, TX, UT, VA |
| **Alliance Portfolio Private Equity Finance** | 120 Vantis, Suite 515  Aliso Viejo, CA. 92656  [www.allianceportfolio.com](http://www.allianceportfolio.com)  [jperry@allianceportfolio.com](mailto:jperry@allianceportfolio.com)  (949) 349-1322 | 100K | 5M | 70 | 5Mo | 1st, 2nd, and 3rd trust deeds. Rates starting at 6.99%. Residential, commercial, and construction. Flexible deal maker, and broker’s best friend.  States: CA |
| **Alpha Funding Solutions LLC** | 29 Union Ave.  Lakehurst, NJ. 08733  [www.alphafunding.com](http://www.alphafunding.com)  [info@alphafunding.com](mailto:info@alphafunding.com)  (732) 657-2014 | 100K | 10M | 65 | 12Mo | Visit our website and fill out a loan application today!  States: CA |
| **American Savings Life Insurance Co.** | 935 E. Main St. Suite 100  Mesa, AZ. 85203  [www.alfcorp.com](http://www.alfcorp.com)  [ae@alfcorp.com](mailto:ae@alfcorp.com)  (888) 526-3008 | 250K | 8M | 65 | 15Mo | We’ve been making NOT SO HARD MONEY loans for over 60 years. We fund with our own capital and we underwrite and service all our loans in-house.  States: AZ, CO, NM, NV, TX, UT |
| **APEX Mortgage Corp.** | 1 Walnut Grove Dr. Suite 300  Horsham, PA. 19044  [www.apexmtg.com](http://www.apexmtg.com)  [bworthington@apexmtg.com](mailto:bworthington@apexmtg.com)  (877) 603-5496 | 25K | 1M | 70 | 25Mo | Nationwide direct lender funding commercial loans for residential brokers on all types of properties.  Nationwide EXCEPT: AK, AL, HI, MI, MN, ND, NV, VT, WV. |
| **Archway Fund** | 11661 San Vicente Blvd. Suite 609  Los Angeles, CA. 90049  [www.archwayfund.com](http://www.archwayfund.com)  [reese@archwayfund.com](mailto:reese@archwayfund.com)  (310) 447-8899 | 1M | 15M | 75 | 24Mo | Rates start at 7.5%. Appraisals not required for most loans. Direct lender with up to 18-month terms secured by commercial real estate. West and Midwest.  States: AZ, CA, CO, ID, MT, NM, NV, OR, TX, UT, WA, WY |
| **Artemis Realty Capital LLC** | 2525 E. Camelback Rd. Suite 1050  Phoenix, AZ. 85016  [www.artemisrealtycapitalllc.com](http://www.artemisrealtycapitalllc.com)  [greg@artemisrealtycapitalllc.com](mailto:greg@artemisrealtycapitalllc.com)  (602) 381-0238 | 1M | 25M | 80 | 2Mo | Direct private portfolio lender. Brokers protected. We specialize in bridge loans on all asset types. Quick closings!  States: AZ, CA, CO, FL, ND, NM, NV, OR, TX, UT, WA |
| **Athas Capital Group** | 26901 Agoura Rd. Suite 250  Calabasas, CA. 91301  [www.athascapital.com](http://www.athascapital.com)  (877) 877-1477 | 50K | 10M | 75 | 360Mo | Athas capital maintains an appetite for consumer and business-purpose residential loans. ACG offers owner-occupied and non-owner occupied programs on both consumer and business transactions. Up to a 2 point rebate!  States: AZ, CA, CO, FL, GA, ID, KS, MT, NC, NE, NJ, NM, NY, OK, OR, SC, TX, UT, VA, WA, WY |
| **Atlas Hospitality Group** | 1901 Main St. Suite 175  Irvine, CA. 92614  [www.atlashospitality.com](http://www.atlashospitality.com)  [alan@atlashospitality.com](mailto:alan@atlashospitality.com)  (949) 622-3409 | 250K | 10M | 65 | 5Mo | Specializing in hotel/motel financing in Western states.  States: AZ, CA, CO, ID, MT, NM, NV, OR, TX, UT, WA, WY |
| **Avatar Financial Group** | 1200 Westlake Ave. N. Suite 1006  Seattle, WA. 98109  [www.avatarfinancial.com](http://www.avatarfinancial.com)  [loanrequest@avatarfinancial.com](mailto:loanrequest@avatarfinancial.com)  (866) 885-4250 x106 | 1M | 25M | 65 | 3Mo | Direct lending on income-producing commercial property. Brokers welcome and protected.  Nationwide EXCEPT: AR, MT |
| **Barnett Capital Ltd.** | 450 Skokie Blvd. Suite 600  Northbrook, IL. 60062  [www.arnettcapital.com](http://www.arnettcapital.com)  [homelending@barnettcapital.com](mailto:homelending@barnettcapital.com)  (224) 205-7266 | 80K | 999M | 80 | 18Mo | We provide lines of credit for acquiring, renovating and stabilizing single-family, multi-family and mixed-use investment properties nationwide. We lend 85% of total costs (85% LTC) and have no LTV limitation.  NATIONWIDE |
| **Bay Mountain Capital** | 3710 Rawlins St. Suite 1390  Dallas, TX. 75219  [baymountaincapital.com](http://www.baymountaincapital.com)  [info@baymountaincapital.com](mailto:info@baymountaincapital.com)  (214) 953-3188 | 25K | 2M | 75 | 12Mo | States: TX |
| **Benworth Capital Partners LLC** | 7000 SW. 97th Ave. Suite 201  Miami, FL. 33173  [www.benworthcapital.com](http://www.benworthcapital.com)  [info@benworthcapital.com](mailto:info@benworthcapital.com)  (305) 445-5223 | 50K | 4M | 65 | 24Mo | Benworth Capital is Florida’s private/hard money provider of alternative sort-term, first-position residential and commercial mortgages.  States: FL |
| **Bloomfield Capital** | 280 N. Old Woodward, Suite 104  Birmingham, MI. 48009  [www.bloomfieldcapital.com](http://www.bloomfieldcapital.com)  [deals@bloomfieldcapital.com](mailto:deals@bloomfieldcapital.com)  (248) 745-1700 | 1M | 15M | 80 | 3Mo | Bloomfield Capital is a direct lender with a proven track record of success. We provide bridge capital on the following asset classes: multifamily, retail, self-storage, office, hospitality, industrial and more.  NATIONWIDE |
| **Bolour Associates Inc.** | 8383 Wilshire Blvd. Suite 920  Beverly Hills, CA. 90211  [www.bolourassociates.com](http://www.bolourassociates.com)  [Elliot@bolourassociates.com](mailto:Elliot@bolourassociates.com)  (323) 745-1700 | 1M | 15M | 80 | 3Mo | Starting at 7.50% for loans up to 60% LTV, no prepay and non-recourse, closing within 5 business days. Certainty of closing with experienced team.  States: AZ, CA, TX |
| **Bridge Capital LLC** | PMB 29 Box 10001  Saipan, MP. 96950  [www.bccnmi.com](http://www.bccnmi.com)  [joe.guerrero@bccnmi.com](mailto:joe.guerrero@bccnmi.com)  (670) 322-2222 | 1M | 50M | 75 | 2Mo | Direct commercial hard money lender that expedites capital quickly for almost all property types in the U.S. and globally.  Nationwide EXCEPT: AK |
| **Bridge Loan Financial** | 3121 Michelson Dr. Suite 110  Irvine, CA. 92612  [www.bridgeloanfinancial.com](http://www.bridgeloanfinancial.com)  [ehart@bridgelf.com](mailto:ehart@bridgelf.com)  (714) 264-4660 | 100K | 10M | 70 | 36Mo | California’s portfolio lender with the financial resources to fund loans up to $10M on residential and commercial properties. We know how to resolve the issues and get the deal closed on time. It is our experience, reliability, and excellent service that make us unique!  States: CA |
| **Budget Mortgage Corp.** | 1849 Sawtelle Blvd. Suite 700  Los Angeles, CA. 90025  [www.budget.loans](http://www.budget.loans)  [info@budgetmortgagecorp.com](mailto:info@budgetmortgagecorp.com)  (800) 225-6267 | 50K | 5M | 70 | 5Mo | Non-owner occupied residential and commercial California real estate. Business purpose only, no repay and non-recourse available, fixed 1-5 years. CalBRE broker No. 01891885  States: CA |
| **Builder Finance Inc.** | 55 E. 59th St. Sixth Floor  New York, NY. 10022  [www.builderfinance.com](http://www.builderfinance.com)  [team@builderfinance.com](mailto:team@builderfinance.com)  (800) 752-0401 | 75K | 350K | 80 | 12Mo | Financing builders, developers, and investors for ground-up/vertical residential construction, fix-n-flip and SPEC loans. Competitive pricing and deferred interest payments.  Nationwide EXCEPT: AK, CA, HI, ID, KS, MI, MS, ND, NE, NM, NV, OK, RI, VT, WV, WY |
| **Cache Private Capital** | 126 W. Sego Lily Dr. Suite 270  Sandy, UT. 84070  [www.cacheprivatecapital.com](http://www.cacheprivatecapital.com)  [kjones@cacheprivatecapital.com](mailto:kjones@cacheprivatecapital.com)  (435) 590-6350 | 450K | 5M | 70 | 24Mo | Certainty of funding: CPC Diversfied Fund is a leading national private bridge lender, funding complex projects with opportunistic circumstances.  NATIONWIDE |
| **California Hard Money Direct** | 13547 Ventura Blvd. Suite 177  Sherman Oaks, CA. 91423  [californiahardmoneydirect.net](http://www.californiahardmoneydirect.net)  [irae@californiahardmoneydirect.c](mailto:irae@californiahardmoneydirect.com)  (800) 571-0887 | 50K | 20M | 70 | 360Mo | We are direct lenders. Up to 70% LTV on non-owner occupied residential properties. We can close your loans quickly and will protect our brokers. Rates starting at 7.99%.  States: CA |
| **California TD Funding Inc.** | 215 Avenida Del Mar, Suite M  San Clemente, CA. 92672  [www.catrustdeeds.com](http://www.catrustdeeds.com)  [jkenney@catrustdeeds.com](mailto:jkenney@catrustdeeds.com)  (888) 447-0887 | 30K | 10M | 70 | 20Mo | True direst Funds. We do not broker loans elsewhere. Low fees. E-mails get the fastest response.  States: CA |
| **Capital Benefit** | 2727 Newport Blvd. Suite 203  Newport Beach, CA. 92663  [www.capitalbenefit.com](http://www.capitalbenefit.com)  [info@capitalbenefit.com](mailto:info@capitalbenefit.com)  (949) 566-9040 | 50K | 3M | 75 | 480Mo | First and second TDs; 5 day closings. Up to 75% CLTV.  States: CA |
| **Capstone Financial** | 3014 N. Hayden Rd. Suite 115  Scottsdale, AZ. 85251  [www.capstonefi.com](http://www.capstonefi.com)  [tstone@capstonefi.com](mailto:tstone@capstonefi.com)  (602) 692-2380 | 50K | 20M | 70 | 30Mo | Capstone is a private lender focused on loans $50K-$20M. Commercial and residential investment, fix-n-flip, bridge, and special needs. Brokers protected! 1-3 year terms!  NATIONWIDE |
| **Center Street Lending** | 18301 Von Karman Ave. Suite 330  Irvine, CA. 92612  [www.centerstreetlending.com](http://www.centerstreetlending.com)  [info@centerstreetlending.com](mailto:info@centerstreetlending.com)  (800) 208-2982 | 50K | 2.5M | 80 | 12Mo | Direct fix-n-flip lender. Close in as little as 3 days! Competitive rates and n hidden fees. 80% of purchase price and 80% of rehab costs financed.  States: AZ, CA, CO, FL, MD, NC, TX, UT, VA, WA |
| **Century Capital Partners** | 336 W. Passaic St.  Rochelle Park, NJ. 07662  [www.centurycapllc.com](http://www.centurycapllc.com)  [infor@centurycapitalfinance.com](mailto:infor@centurycapitalfinance.com)  (877) 335-5464 | 200K | 16M | 65 | 5Mo | We focus on each borrower’s individual circumstances in order to provide flexible and innovative solutions. Specialist in NY/NJ area; will consider deals nationwide.  States: NJ, NY |
| **Cherrywood Commercial LLC** | 20955 Pathfinder Rd. Suite 370  Diamond Bar, CA. 91765  [www.cherrywood.com](http://www.cherrywood.com)  [info@cherrywood.com](mailto:info@cherrywood.com)  (800) 819-4199 | 200K | 5M | 70 | 30Mo | Cherrywood commercial LLC is a small-balance direct lender specializing in loans that don’t necessarily fir the bank-qualifying guidelines.  Nationwide EXCEPT: AK, ND, SD |
| **Civic Financial Services** | 2015 Manhattan Beach Blvd.  Redondo Beach, CA. 90278  [www.civicfs.com](http://www.civicfs.com)  [info@civicfs.com](mailto:info@civicfs.com)  (877) 472-4842 | 100K | 5M | 75 | 48Mo | Direct lender, specializing in the financing of non-owner occupied residential properties. (SFR, 2-4, 5+, condos). Fast closings and extremely competitive rates.  States: AZ, CA, CO, FL, GA, HI, ID, OR, TX, WA. |
| **CMN Funding** | 151 Central Ave. Suite 380  Albany, NY. 12205  [www.cmnfunding.com](http://www.cmnfunding.com)  [info@cmnfunding.com](mailto:info@cmnfunding.com)  (518) 435-1119 | 50K | 100M | 70 | 36Mo | Commercial real estate bridge loans. Small business loans (U.S. only) for working capital/expansion using cash flow.  INTERNATIONAL |
| **Columbia Pacific Advisors** | 1910 Fairview Ave. E. Suite 200  Seattle, WA. 98102  [www.columbiapacific.com](http://www.columbiapacific.com)  [bridgelending@columbiapacific.co](mailto:bridgelending@columbiapacific.co)  (206) 576-1292 | 5M | 50M | 75 | 3Mo | We are direct nationwide lenders on any type of cash-flowing commercial real estate offering quick underwriting and fast funding. Brokers welcome.  NATIONWIDE |
| **Commercial Loan Center LLC** | P.O. Box 1422  Blue Bell, PA. 19422  [www.clcllc.net](http://www.clcllc.net)  [info@clcllc.net](mailto:info@clcllc.net)  (800) 959-2370 | 100K | 2.5M | 65 | 3Mo | Stated income owner occupied and investment commercial properties. Purchase and rehab blanket loans considered with additional income-producing cross collateral. No underground storage tanks permitted.  Nationwide EXCEPT: AK, MI, ND, VT |
| **Crawford Real Estate Services Inc.** | 1770 N. Arrowhead Ave.  San Bernardino, CA. 92405  [www.crawford4funds.com](http://www.crawford4funds.com)  [raustin@crawford4funds.com](mailto:raustin@crawford4funds.com)  (800) 624-0399 | 30K | 2M | 65 | 60Mo | Building trust for over 55 years, the Crawford family of companies is California’s original hard money direct lender.  States: CA |
| **Crosswind**  **Financial** | 10940 Wilshire Blvd. Suite 2300  Los Angeles, CA. 90024  [www.corsswindfinancial.com](http://www.corsswindfinancial.com)  [info@crosswindfinancial.com](mailto:info@crosswindfinancial.com)  (310) 597-4001 | 100K | 10M | 75 | 24Mo | Crosswind Financial is a relationship-based direct private lender based in Los Angeles. We finance California’s top residential commercial developers.  States: CA, GA, IN, NC |
| **Dominion Mortgage Corp.** | 1990 S. Bundy Dr. Suite 640  Los Angeles, CA. 90024 [www.dominfin.com](http://www.dominfin.com)  [keitho@dominfin.com](mailto:keitho@dominfin.com)  (310) 477-3041 x133 | 500K | 25M | 75 | 5Mo | Nationwide. Brokers protected. Creative underwriting and efficient closings. Loans in CA as low as $100K. Will also buy and renovate properties.  NATIONWIDE |
| **Ellis Equity Lenders** | 2825 Wilcrest Dr. Suite 300  Houston, TX. 77042  [www.ellismanagementco.com](http://www.ellismanagementco.com)  [bvh@ellislend.com](mailto:bvh@ellislend.com)  (800) 816-7583 | 100K | 10M | 60 | 2Mo | Specializing in bridge loans on commercial property, raw land, farms, and ranches. 100% deposit refund in not refunded. Brokers welcome and protected.  States: NM, OK, TX |
| **Endeavor Capital LLC** | 404 S. Huntington Ave.  Boston, MA. 02130  [www.endeavor.com](http://www.endeavor.com)  (617) 971-9700 | 100K | 5M |  | 3Mo | America’s Alternative Lender TM. Providing immediate access to short- and intermediate-term commercial loans for more than 15 years Endeavor offers fast, flexible funding for bridge loans, asset-based working capital, construction, and note acquisitions. Brokers protected  States: FL, MA |
| **Equity Cap Fund Advisors** | 20422 Beach Blvd. Suite 445  Huntington Beach, CA. 92648  [www.equitycapfundadvisors.com](http://www.equitycapfundadvisors.com)  [info@equityfundadvisors.com](mailto:info@equityfundadvisors.com)  (866) 897-6966 | 20K | 5M | 200 | 24Mo | Equity participation bridge loans for investor residential real estate only. Up to 90%+ LTC/70% ARV and bridge loans for investor residential and commercial real estate.  States: AK, AL, IL, LA, MD, ME, MN, NC, WV, WY |
| **Equity Secured Capital** | 1250 Capital of TX Hwy S. Bldg. 3 Suite 400, Austin, TX. 78746  [www.equitysecured.com](http://www.equitysecured.com)  [info@equitysecured.com](mailto:info@equitysecured.com)  (512) 633-1816 | 100K | 5M | 75 | 36Mo | Since 1990, direct lender for Texas hard money bridge loans. Property need not cash flow; stated income; no prepayment penalty. Raw land too! Hard money, soft terms.  States: TX |
| **Equity Wave Lending** | 36 Executive Park, Suite 105  Irvine, CA. 92614  [www.equitywavelending.com](http://www.equitywavelending.com)  [debbi@equitywavelending.com](mailto:debbi@equitywavelending.com)  (949) 584-1622 | 30K | 2M | 70 | 480Mo | Direct lender: Owner occupied and non-owner occupied up to 70% LTV; 1st & 2nd TDs; rates 7.99%-11.99%; actively recruiting.  States: CA |
| **Evergreen Private Finance** | 2233 Wisconsin Ave. NW Suite 520  Washington, DC. 20007  [www.evergreenprivatefinance.co](http://www.evergreenprivatefinance.co)  [larry@evergreenprivatefinance.co](mailto:larry@evergreenprivatefinance.co)  (202) 713-9072 | 250K | 5M | 70 | 3Mo | Direct lender. Hard money, bridge, mezzanine and foreign national. Ability to close in 2 weeks  States: DC, MD, VA |
| **F.E. Forbes Company Inc.** | 1795 Solano Ave.  Berkeley, CA. 94707  [www.feforbes.com](http://www.feforbes.com)  [info@feforbes.com](mailto:info@feforbes.com)  (510) 526-7933 | 50K | 2M | 70 | 5Mo | Direct lender. Commercial and residential property types considered. Fast common-sense underwriting and funding. Loan sizes available from $50K-$2M. Broker friendly.  States: CA |
| **Fidelity Bancorp Funding** | 600 City Parkway, Suite 200  Orange, CA. 92858  [www.fbfloans.com](http://www.fbfloans.com)  [info@fbfloans.com](mailto:info@fbfloans.com)  (714) 908-5100 | 50k | 5M | 80 |  | One signature for quick approvals. Bank pricing, broker friendly. Fbfloans.com offers 3 easy steps to submit. Complex clients welcome. You’ll enjoy our full-service platform.  NATIONWIDE |
| **Fidelity Mortgage Lenders Inc.** | 11952 Wilshire Blvd.  Los Angeles, CA. 90025  [www.fidelityca.com](http://www.fidelityca.com)  [lfrank@fidelityca.com](mailto:lfrank@fidelityca.com)  (800) 752-9533 | 50K | 15M | 60 | 20Mo | Equity-based loans on commercial-property value. Immediate decisions and fast funding. Long-term loans. No payment penalties.  States: CA |
| **First Equity Funding LLC** | 1330 Laurel Ave. Suite 101  Sea Girt, NJ. 08750  [www.firstequityfundingllc.com](http://www.firstequityfundingllc.com)  [jfennimore@firstequityfundingllc.c](mailto:jfennimore@firstequityfundingllc.c)  (732) 359-7800 | 100K | 2M | 65 | 12Mo | First Equity Funding LLC is a residential lender that prides itself on offering great service, while deploying capital efficiently and effectively to investors.  States: NJ |
| **First Rehab Lending** | 538 Broadhollow Rd.  Melville, NY. 11747  [www.frlinvestors.com](http://www.frlinvestors.com)  [info@frlinvestors.com](mailto:info@frlinvestors.com)  (888) 276-6565 | 100K | 1.25M | 90 | 12Mo | First Rehab Lending is a direct private lender for non-owner occupied; investment properties; 1-4 family; no pre-pay penalties; loan amounts up to $1.25M; 12-month term; interest only; 90% purchase money; 100% rehab; 75% after-repaired value; 65% cash-out.  NATIONWIDE |
| **FMC Lending** | [www.fundmortgagecapital.com](http://www.fundmortgagecapital.com)  (888) 297-4440 | 15K | 7.25M | 80 | 480Mo | CA direct hard money lender. 10-day close. Asset based. No FICO or employment. Rates as low as 8.99%. Owner occupied, non-owner occupied, construction, rehab, land, apartments, and commercial.  States: CA |
| **Forman Capital LLC** | 1501 Corporate Dr. Suite 240  Boynton Beach, FL. 33426  [www.formancap.com](http://www.formancap.com)  [submissions@formancap.com](mailto:submissions@formancap.com)  (561) 588-0132 x1054 | 2M | 50M | 85 | 5Mo | A trusted, direct balance-sheet lender since 2004 for bridge, mezzanine, preferred equity and stretch first loans.  NATIONWIDE |
| **Funding Edge** | 234 W. Bandera Rd. Suite 313  Boerne, TX. 78006  [www.fundingedge.com](http://www.fundingedge.com)  [cs@fundingedge.com](mailto:cs@fundingedge.com)  (830) 331-4030 | 50K | 5M | 60 | 10Mo | Most commercial property types considered including land. BKs, foreclosures, and discounted notes considered. Oil and gas royalty loans available.  States: TX |
| **Gamma Real Estate** | 101 Park Ave. Suite 2602  New York, NY. 10178  [www.gammarealestate.com](http://www.gammarealestate.com)  [lending@gammare.com](mailto:lending@gammare.com)  (212) 457-1001 | 3M | 250M | 85 | 36Mo | Real estate commercial lending since 1970. We provide speed and certainty of execution. Every loan is tailored to each individual borrower’s needs.  NATIONWIDE |
| **GCMAC** | 507 W. Rhapsody Dr.  San Antonio, TX. 78216  [chrisd@gcmac.com](mailto:chrisd@gcmac.com)  (866) 890-3953 | 50K | 1M | 65 | 20Mo | 25 years’ experience in equity lending to individuals and companies not served by traditional banks. 24-hour conditional approvals.  States: TX |
| **Gelt Financial LLC** | 500 NE Spanish River Rd.  Boca Raton, FL. 33431  [www.geltfinancial.com](http://www.geltfinancial.com)  [jackmiller@geltfinancial.com](mailto:jackmiller@geltfinancial.com)  (561) 221-0900 | 100K | 5M | 65 | 3Mo | In business since 1989, fast approvals and closings. Flexible terms with common-sense underwriting.  States: FL, NJ, PA |
| **Gravity Capital LLC** | 531 E. 770 N.  Orem, UT. 84097  [www.gravitycapllc.com](http://www.gravitycapllc.com)  [submissions@gravitysc.com](mailto:submissions@gravitysc.com)  (801) 441-3083 | 75K | 6M | 75 | 5Mo | We fund fast and consider all deals. Brokers are our business.  Nationwide EXCEPT: IL, NY |
| **Great Jones Capital** | 1710 Connecticut Ave. Third Floor  Washington, DC. 20009  [www.greatjonescap.com](http://www.greatjonescap.com)  [Jordan@greatjonescap.com](mailto:Jordan@greatjonescap.com)  (202) 810-5173 | 250K | 5M | 80 | 3Mo | Over 30 years of experience in real estate lending and commercial development. We have underwritten over $1B in commercial loans.  States: CO, DC, MD, NJ, NY, PA, VA |
| **Green Spring Capital Inc.** | 2429 W. Coast Hwy. Suite 210  Newport Beach, CA. 92663  [www.greenspring-capital.com](http://www.greenspring-capital.com)  [ekeillor@greenspring-capital.com](mailto:ekeillor@greenspring-capital.com)  (949) 296-9856 | 50K | 10M | 70 | 36Mo | With 32 years of RE lending experience, GreenSpring Capital continues to build its business on its trusted relationships. We fund commercial and residential loans form $50K-$10M. Our creativity, speed, and experience set us apart from our competitors.  States: CA, WA |
| **Hankey Capital LLC** | 4751 Wilshire Blvd. Suite 110  Los Angeles, CA. 92123  [www.hankeycapital.com](http://www.hankeycapital.com)  [tkappe@hankeycapital.com](mailto:tkappe@hankeycapital.com)  (323) 900-3000 | 2M | 50M | 80 | 3Mo | Direct bridge and construction lender from $2M-$50M up to 80% LTV. Rates starting 8.5%. Land, SFR (NOO) and foreign nationals OK. Closings in 5-14 days.  States: CA |
| **Hanson Capital LLC** | 14700 N. Airport Dr. Suite 201  Scottsdale, AZ. 85260  [www.hansoncapitalgroup.com](http://www.hansoncapitalgroup.com)  [t.harper@hcgloans.com](mailto:t.harper@hcgloans.com)  (888) 316-6887 | 25K | 999M | 85 | 360Mo | Hanson Capital is your one-stop source for all your lending needs: non-owner occupied and investment residential, commercial, owner occupied conventional, and nonprime.  States: AZ, CA, FL, TX, WA |
| **Herzer Financial Services Inc.** | 1779 Woodside Rd, Suite 201A  Redwood City, CA. 94061  [www.herzer.com](http://www.herzer.com)  [david@herzer.com](mailto:david@herzer.com)  (650) 363-8003 | 100K | 2M |  | 84Mo | We are a private, Northern California portfolio lender, specializing in fix-n-flip, construction, income properties, and conservative owner occupied loans.  States: CA |
| **iBorrow** | 12100 Wilshire Blvd. Suite 510  Los Angeles, CA. 90025  [www.iborrow.com](http://www.iborrow.com)  [will@iborrow.com](mailto:will@iborrow.com)  (310) 903-4306 | 1M | 30M | 65 | 3Mo | iBorrow is a private bridge lender. We specialize in repositioning/value-add projects, quick closings and litigation/borrower credit issues.  Nationwide EXCEPT: AK, FL, IL, IN, KS, ND, OH, WI |
| **Ignite Funding LLC** | 2140 E. Pebble Rd. Suite 160  Los Angeles, CA. 90025  [www.ignitefunding.com](http://www.ignitefunding.com)  [newloanrequest@ignitefunding.co](mailto:newloanrequest@ignitefunding.co)  (702) 736-5475 | 500K | 5M | 70 | 2Mo | Asset-based lender offering 1st trust deeds on commercial and residential. Fast closings. Rates from 10%. Short-term loans and refinances. No prepay penalties, interest reserve OK.  States: AZ, CO, NM, NV, OR, TX, UT, WA, WY |
| **Inner Core Capital** | 4275 Executive Square, Suite 200  La Jolla, CA. 92037  [www.innercorecapital.com](http://www.innercorecapital.com)  [Robert@innercorecapital.com](mailto:Robert@innercorecapital.com)  (619) 890-9825 | 25K | 10M | 70 | 60Mo | California direct, private hard-money loans. Non-owner occupied residential and commercial. All property types. Quick and easy qualifying, fast closing. Brokers make more with us!  States: CA |
| **Island View Private Loan Fund LP** | 2139 Chuckwagon Rd. Suite 315  Colorado Springs, CO. 80919  [www.ivplfund.com](http://www.ivplfund.com)  [Jennifer.manier@ivplfund.com](mailto:Jennifer.manier@ivplfund.com)  (763) 245-6035 | 25K | 3M | 75 | 36Mo | Lending up to 75% LTV on purchases with rates starting at 11%. Renovation and new construction loans available!  Nationwide EXCEPT: AZ, CA, MN, ND, NV, OR, SD, UT, VT |
| **Kennedy Funding**  **Financial** | 930 Sylvan Ave. Suite 110  Englewood Cliffs, NJ. 07632  [kennedyfundingfinancial.co](http://www.kennedyfundingfinancial.co)m  [info@kennedyfundingfinancial.co](mailto:info@kennedyfundingfinancial.co)  (800) 342-8500 | 1M | 50M | 70 | 3Mo | Kennedy Funding Financial is a real estate secured lender with loans starting at $1M.  NATIONWIDE |
| **Lancewood Capital** | 500 Summit Lake Dr.  Valhalla, NY. 10535  [www.lancewoodcapital.com](http://www.lancewoodcapital.com)  [info@lancewoodcapital.com](mailto:info@lancewoodcapital.com)  (866) 839-0337 | 500K | 15M | 80 | 6Mo | Director of Commercial lending.  Nationwide EXCEPT: AK, HI |
| **Lending Home Funding Corp.** | 1 California St. Suite 1700  San Francisco, CA. 94111  [www.lendinghome.com/brokers](http://www.lendinghome.com/brokers)  [brokers@lendinghome.com](mailto:brokers@lendinghome.com)  (415) 579-9683 | 75K | 1M | 90 | 60Mo | Direct online lender. Non-owner occupied. Flip, wholesale, rehab, rental, and more. Reliable capital. Competitive terms. Transparent process. Best broker program!  States: AZ, CA, CO, CT, FL, GA, IL, MD, MI, MO, NC, NJ, NV, NY, OH, OR, PA, SC, TN, TX, VA, WA, WV |
| **Lending One LLC** | 901 Yamato Rd. Suite 150  Boca Raton, FL. 33431  [lendingone.com/broker-partners](http://www.lendingone.com/broker-partners)  [psmoot@lendingone.com](mailto:psmoot@lendingone.com)  (888) 341-9162 | 75K | 2M | 90 | 360Mo | Lending One is a fully funded lender for investors for 1-4 family residential real estate. We offer fix-n-flip bridge loans and 30-year term rental financing.  Nationwide EXCEPT: AK, AZ, HI, ND, NV, OR, SD, UT, VT |
| **Lima One Capital** | 201 E. McBee Ave. Suite 300  Greenville, SC. 29601  [www.limaonecapital.com](http://www.limaonecapital.com)  [info@limaonecapital.com](mailto:info@limaonecapital.com)  (800) 390-4212 | 15K | 5M | 70 | 13Mo | Financing for fix-n-flip and construction. Quick closings. Brokers protected. Rates from 9.99-12%. No junk fees. Long-term financing available for rental properties/portfolios.  Nationwide EXCEPT: HI, ID, ME, ND, NV, NY, SD, VT |
| **Logan Investments** | 12725 Ventura Blvd. Suite B  Studio City, CA. 91604  [www.loganinvestments.com](http://www.loganinvestments.com)  [rsentchuk@aol.com](mailto:rsentchuk@aol.com)  (818) 755-0880 | 100K | 20M | 65 | 3Mo | Specializing in real estate loans in the secondary market, more commonly known as hard money loans. We do 1st, 2nd, 3rd and even 4th trust deeds with loan amounts from $100K-$20M. Loan terms vary from 6 months to 5 years. All money is from private investors.  States: CA |
| **Lone Oak Fund LLC** | 11611 San Vicente Blvd. Suite 640  Los Angeles, CA. 90049  [www.loneoakfund.com](http://www.loneoakfund.com)  [alexa@loneoakfund.com](mailto:alexa@loneoakfund.com)  (310) 826-2888 | 250K | 30M | 60 | 24Mo | Loan Oak Fund LLC is a direct lender offering first trust deeds on non-owner occupied residential properties throughout California. Rates between 7.9%-9.9% interest only. Quick closings, minimal paperwork, no prepayment penalty and in-house appraisals.  States: CA |
| **Longhorn III Investments LLC** | 17103 Preston Rd. Suite 250  Dallas, TX. 75248  [www.longhorninvestments.com](http://www.longhorninvestments.com)  [sales@longhorninvestments.com](mailto:sales@longhorninvestments.com)  (877) 420-7346 | 50K | 1M | 75 | 12Mo | The Longhorn residential hard money program focuses on the refinance, purchase, and/or rehab of 1-4 family investment properties. ARV to 75%. Minimum credit score 650.  States: IN, MO, NC, TX |
| **Mid Valley Financial** | 7644 N. Palm Ave.  Fresno, CA. 93711  (559) 256-3622 | 50K | 3M |  | 30Mo | All property types considered.  States: CA |
| **Money360 Inc.** | 999 Corporate Dr. Suite 110  Ladera Ranch, CA. 92694  [www.money360.com](http://www.money360.com)  [garybechtel@money360.com](mailto:garybechtel@money360.com)  (949) 525-9311 | 1M | 15M | 75 | 5Mo | When the bank says no, we say yes.  NATIONWIDE |
| **MVP Mortgage** | 8880 W. Sunset Rd. Suite 200B  Las Vegas, NV. 89148  [www.mvpmortgage.com](http://www.mvpmortgage.com)  [danny@mvpmortgage.com](mailto:danny@mvpmortgage.com)  (702) 227-0965 | 2M | 15M | 75 | 2Mo | Commercial hard money lender nationwide for income-producing properties. Broker friendly; no upfront fees; call for a quick approval.  NATIONWIDE |
| **Nationwide Mortgage** | 26361 Crown Valley Prky, Suite 100, Mission Viejo, CA. 92691  [www.nw-mortgage.com](http://www.nw-mortgage.com)  [info@nw-mortgage.com](mailto:info@nw-mortgage.com)  (800) 840-0718 | 50K | 10M | 80 | 36Mo | We are a lender and broker, offering loans to real estate owners seeking fast funding for commercial, residential units, land, and fix-n-flips. NMLS no. 32417 BRE no. 01247594  States: CA, CO, FL, OR, VA, WA |
| **Navesink River Capital** | 83 South St. Suite 302  Freehold, NJ. 07728  [www.navesinkrivercapital.com](http://www.navesinkrivercapital.com)  [info@navesinkcapital.com](mailto:info@navesinkcapital.com)  (855) 778-1000 | 200K | 3M | 75 |  | Direct lender specializing in all types of real estate. Fast funding available up to 75% LTV. $200K-$3M.  NATIONWIDE |
| **New Providence Capital LLC** | 4809 Cole Ave. Suite 335  Dallas, TX. 75205  (214) 444-9070 | 200K | 3M |  | 2Mo | No minimum FICO; bankruptcy and foreclosure OK; quick, easy closing.  States: TX |
| **North Star Lending LLC** | 6300 Wilshire Blvd. Suite 1420  Los Angeles, CA. 90048  [www.nslfinance.com](http://www.nslfinance.com)  [bob@nslfinance.com](mailto:bob@nslfinance.com)  (424) 279-3735 | 100K | 3M | 65 | 2Mo | Reliable, private money for quick and painless financing of commercial purpose loans. Brokers protected. Twelve-month fixed rate, interest only terms.  States: CA |
| **OneSource by PCS** | 26901 Agoura Rd.  Calabasas, CA. 91301  [www.onesourcebypcs.com](http://www.onesourcebypcs.com)  (844) 663-7687 | 300K | 25M | 75 | 24Mo | Portfolio lender. Fix-n-flip with easy draw. 3 disbursements: 1st draw at closing – max 1/3 of holdback not to exceed 80% of acquisition. Fast funding. Broker-friendly.  States: CA |
| **Paces Funding** | 3015-B Piedmont Rd. NE  Atlanta, GA. 30305  [www.pacesfunding.com](http://www.pacesfunding.com)  [dean@pacesfunding.com](mailto:dean@pacesfunding.com)  (404) 814-1644 X101 | 20K | 5M | 65 | 12Mo | Atlanta hard money lender offering loans to purchase and renovate non-owner occupied residential and commercial properties in the Atlanta metropolitan area. Up to 65% ARV.  States: G |
| **Pacific Private Money Loans** | 1555 Grant Ave.  Novato, CA. 94945  [www.pacificprivatemoney.com](http://www.pacificprivatemoney.com)  [kevin@pacificprivatemoney.com](mailto:kevin@pacificprivatemoney.com)  (415) 883-2150 | 100K | 20M | 75 | 60Mo | Very broker-friendly. Ask about our owner occupied bridge loan program and owner occupied business us of funds from cash-out refinance. Large appetite for loans over $1M.  States: CA |
| **Park West Financial Inc.** | 8149 Santa Monica Blvd. #298  Los Angeles, CA. 90046  [www.parkwestfinancial.com](http://www.parkwestfinancial.com)  [spickett@parkwestfinancial.com](mailto:spickett@parkwestfinancial.com)  (310) 788-5149 | 500K | 5M | 80 | 36Mo | Private money residential lender specializing in high-leverage loans (75%-85% LTC), in-house servicing and quick closing. Focused on fix-n-flip and spec homes.  States: AZ, CA, CO, NV, OR, TX, UT, WA |
| **Patch of Land** | 1964 Westwood Blvd. Suite 350  Los Angeles, CA. 90025  [www.patchofland.com](http://www.patchofland.com)  [borrowers@patchofland.com](mailto:borrowers@patchofland.com)  (877) 761-6489 | 50K | 5M | 80 | 34Mo | PoL is a national alternative online lender focused on residential and commercial rehab, refinance and bridge loans from companies needing to scale their business.  Nationwide EXCEPT: AZ, MN, NV, OR, SD |
| **PB Financial Group Corp.** | 6380 Wilshire Blvd. Suite 1610  Los Angeles, CA. 90048  [www.calhardmoney.com](http://www.calhardmoney.com)  [info@calhardmoney.com](mailto:info@calhardmoney.com)  (877) 700-3703 | 100K | 5M | 70 | 120Mo | Short PP; rates from 8.25%-11.99%; 1st and 2nd; we do our due diligence before we issue an LOI; not an LOI to do our diligence. Service-oriented and quick answers. Approvals within 4-8 hours and quick closings.  States: CA |
| **Phoenix Loans** | 11010 N. Tatum Blvd. Suite D-100  Phoenix, AZ. 85028  [www.phxloans.com](http://www.phxloans.com)  [jeff@phxloans.com](mailto:jeff@phxloans.com)  (844) 355-5363 | 10K | 1M | 60 | 6Mo | Phoenix Loans is a direct, private money lender to investors for the purchase of 1-4 unit residential real estate. No points, appraisals, credit, or financial required.  States: AZ, OH, TX |
| **Pinnacle Mortgage Co.** | 2825 Wilcrest, Suite 570  Houston, TX. 77042  [www.pinnacle-mtg.com](http://www.pinnacle-mtg.com)  [info@pinnacle-mtg.com](mailto:info@pinnacle-mtg.com)  (713) 781-5810 | 25K | 3M | 80 | 30Mo | Fast Closing.  States: TX |
| **Pivotal Capital Group II LLC** | 111 Corporate Dr. Suite 270  Ladera Ranch, CA. 92694  [www.pivotalcapitalgroup.com](http://www.pivotalcapitalgroup.com)  [info@pivotalcapitalgroup.com](mailto:info@pivotalcapitalgroup.com)  (949) 535-1530 | 100K | 15M | 90 | 24Mo | 1st lien. Non-owner occupied 1-4 unit residential fix-n-flips, ground-up construction, bridge or 2+ unit rental rehabs. Low rates, points, fees. No appraisals, no personal guaranty, no PPP.  States: CA |
| **Popular Commercial Lending Group** | 10808 S. River Front Pkwy. Suite 353, South Jordan, UT. 84095  [www.popularcommercial.com](http://www.popularcommercial.com)  [dyoung@popularcommercial.com](mailto:dyoung@popularcommercial.com)  (888) 950-9339 | 1M | 10M | 75 | 5Mo | PCLG is a nationwide mortgage banker and correspondent lender specializing in commercial permanent commercial bridge and agricultural financing, including hard money loans.  NATIONWIDE |
| **Prescient Capital Management LLC** | 200 S. Wacker Dr. Suite 3100  Chicago, IL. 60606  [www.pcm-funding.com](http://www.pcm-funding.com)  [syoung@pcm-funding.com](mailto:syoung@pcm-funding.com)  (262) 244-0797 | 1M | 9M | 75 | 2Mo | Prescient Capital consistently works with a select group of intermediaries around the country and these relationships continue to bring prospective credit opportunities.  NATIONWIDE |
| **Private Lending Group LLC** | 1046 W. Kinzie St. Suite 290  Irvine, CA. 92614  [www.privatelendinggroups.com](http://www.privatelendinggroups.com)  [dan@plgus.com](mailto:dan@plgus.com)  (312) 938-0492 | 35K | 5M | 75 | 36Mo | We have been helping investors close loans in Chicago and the Midwest for the last 15 years. We are an equity driven, fast-closing and minimal-paperwork lender.  States: CO, FL, IA, IL, IN, MI, MN, MO, NJ, OH, PA, TN, TX, WI |
| **PrivateLoan.US** | 18010 Skypark Circle, Suite 290  Irvine, CA. 92614  [www.privateloan.us](http://www.privateloan.us)  [info@privateloan.us](mailto:info@privateloan.us)  (888) 382-9075 | 25K | 10M | 85 | 60Mo | We answer your phone call, listen carefully to you, provide the best loan alternatives for you and quickly fund your loan.  NATIONWIDE |
| **Private Mortgage Financing Partners LLC** | 32416 Autumn Forest Court  Magnolia, TX. 77354  [www.pmfpartners.com](http://www.pmfpartners.com)  [don@pmfpartners.com](mailto:don@pmfpartners.com)  (832) 577-8838 | 100K | 3M | 65 | 5Mo | You can now easily submit loan applications online, easily upload supporting documents, financial statements, etc... Receive a funding decision in 24 hours or less.  NATIONWIDE |
| **PSG Capital Partners Inc.** | 16441 Scientific, #250  Irvine, CA. 92618  [www.psgfund.com](http://www.psgfund.com)  [jdevito@psgfund.com](mailto:jdevito@psgfund.com)  (844) 386-3774 | 50K | 15M |  | 36Mo | Making loans on residential properties since 1985. Residential 1-4, non0owner occupied 30-years. Recent BK, foreclosure, short sale OK, private-money lending for all property types.  States: CA, TX |
| **Pyatt Broadmark**  **Management LLC** | 600 University St. Suite 1800  Seattle, WA. 98101  [www.pyattbroadmark.com](http://www.pyattbroadmark.com)  [peter@pyattbroadmark.com](mailto:peter@pyattbroadmark.com)  (206) 623-4119 | 250K | 18M | 65 | 1Mo | Real estate lending fund specializing in private, short-term construction, development, and bridge financing. We provide flexibility and expertise for any real estate transaction.  States: AZ, CO, ID, OR, UT, WA, WY |
| **Rain City Capital** | 12131 113th Ave. NE. Suite 201  Kirkland, WA. 98034  [www.raincitycapital.com](http://www.raincitycapital.com)  [onfo@raincitycapital.com](mailto:onfo@raincitycapital.com)  (425) 434-9009 | 10K | 2M | 65 | 9Mo | We provide short-term hard money loans for property purchases that require fast action and secured funding to close. Our team will put their years of expertise to work for you by assisting with specialized acquisition types as well as through traditional channels.  States: OR, WA |
| **RCN Capital** | 75 Gerber Rd. E.  South Windsor, CT. 06074  [www.rcncapital.com](http://www.rcncapital.com)  [info@rcncapital.com](mailto:info@rcncapital.com)  (860) 432-5858 | 50K | 2.5M | 85 | 18Mo | RCN is a private lender that works directly with experienced real estate professionals to finance the purchase of non-owner occupied real estate. Brokers protected.  Nationwide EXCEPT: MN, NV, OR, SD, UT |
| **RealtyShares Inc.** | 501 Second St. 7th Floor  San Francisco, CA. 94107  [www.realtyshares.com](http://www.realtyshares.com)  [residebt@realtyshares.com](mailto:residebt@realtyshares.com)  (844) 317-3777 | 75K | 2M | 80 | 12Mo | Our financing solutions are designed to cover all types of residential projects with rates as low as 7.95% and referral fees for closed loans in addition to your points.  Nationwide EXCEPT: AZ, ND, NV, SD, UT |
| **Redwood Mortgage** | 1825 S. Grant St. Suite 250  San Mateo, CA. 94402  [www.redwoodmortgage.com](http://www.redwoodmortgage.com)  [rmc@redwoddmortgage.com](mailto:rmc@redwoddmortgage.com)  (800) 659-6593 | 100K | 7.5M | 70 | 180Mo | Direct, private lender since 1977. Brokers protected. No prepayment penalty. Metro areas preferred.  States: CA |
| **REITless** | 623 E. Fort Union Blvd. Suite 101  Midvale, UT. 84047  [www.reitless.com](http://www.reitless.com)  [loans@reitless.com](mailto:loans@reitless.com)  (415) 315-9534 | 50K | 300K | 75 | 1Mo | We specialize in short-term loans secured by real property. Broker friendly! Fast closings! Loans available from $50K-$300K for 3-12 months.  Nationwide EXCEPT: AZ, NV, OKR, SD, TN, VT |
| **Residential Dynamics Group LLC** | 30 S. Wacker Dr.  Chicago, IL. 60606  [www.residentialdynamics.com](http://www.residentialdynamics.com)  [lending@residentialdynamics.com](mailto:lending@residentialdynamics.com)  (312) 436-0838 | 500K | 5M | 75 | 24Mo | RDG partners with local real estate investors by providing quick access to capital and has flexibility to structure financing to fit your needs.  States: IL, MI, WI |
| **Revere Capital LLC** | 2000 McKinney Ave. Suite 2125  Dallas, TX. 75201  [www.reverecapital.com](http://www.reverecapital.com)  [cbriner@reverecapital.com](mailto:cbriner@reverecapital.com)  (214) 227-9337 | 1M | 25M | 70 | 3Mo | A direct lender specializing in originating $1M-$25M short-term commercial mortgage loans on a national basis. Closing typically less than 14 days.  NATIONWIDE |
| **Riverdale Funding LLC** | 207 Mockingbird Lane, Suite 402  Johnson City, TN. 37604  [www.riverdalefunding.com](http://www.riverdalefunding.com)  [info@riverdalefunding.com](mailto:info@riverdalefunding.com)  (888) 368-5116 | 250K | 5M | 65 | 3Mo | Hard money direct lender. No financials required. Not credit-driven. Fast approval and easy qualifications. Loans from $250K-$5M. All credit histories accepted!  Nationwide EXCEPT: AK, AZ, CA, MA, MI, MT, ND, NH, NJ, NV, SD, TN, VT |
| **Roc Capital Holdings** | 40 W. 57th St. Suite 2040  New York, NY, 10019  [www.roccapital.com](http://www.roccapital.com)  [info@roccapital.com](mailto:info@roccapital.com)  (212) 607-8333 | 100K | 2M | 65 | 18Mo | Roc Capital provides wholesale capital to private lenders of residential fix-n-flip loans. Table funding on all loans, attractive terms, no upfront fees or personal loans.  Nationwide EXCEPT: AZ, CA, NV |
| **Rodeo Capital Inc.** | 11601 Wilshire Blvd. Suite 2410  Los Angeles, CA. 90025  [www.rodeocapital.com](http://www.rodeocapital.com)  [loans@rodeocapital.com](mailto:loans@rodeocapital.com)  (310) 400-5631 | 750K | 12M | 65 | 24Mo | We are a direct private mortgage fund with a large portfolio of loans. We will consider JV and can provide a Proof of Funds.  NATIONWIDE |
| **Saratoga Capital Inc.** | 66 E. Santa Clara St.  San Jose, CA. 95113  [www.sratogacapital.com](http://www.sratogacapital.com)  [kirk@sratogacapital.com](mailto:kirk@sratogacapital.com)  (408) 844-4810 | 350K | 5M | 70 | 60Mo | In-house private lender. $500K-$5M. 1-5 year term. Non-owner occupied single, multifamily or mixed. Simple qualifying and we can fund in days. Brokers protected.  States: CA |
| **SDC Capital Funding** | P.O. Box 572559  Tarzana, CA. 91357  [www.sdccapitalfunding.com](http://www.sdccapitalfunding.com)  [Shawna@sdccapitalfunding.com](mailto:Shawna@sdccapitalfunding.com)  (818) 342-9555 x202 | 100K | 5M | 75 | 3Mo | SDC Capital Funding is a direct, real estate lender offering 1st and 2nd trust deeds on commercial properties in CA. Fast closings. Brokers protected.  CA |
| **Seattle Funding Group LLC** | 188 106th Ave. NE. Suite 600  Bellevue, WA. 98004  [www.seattlefundinggroup.com](http://www.seattlefundinggroup.com)  [info@sfunds.com](mailto:info@sfunds.com)  (888) 734-3863 | 250K | 12M | 75 | 24Mo | “True” private-money portfolio lender. All types of properties and borrowers considered. No prepayment penalty. For CA properties, contact Charles in the San Diego office at:  (858) 751-0556  States: AK, CA, CO, HI, ID, NV, OR, TX, UT, WA |
| **Sharestates** | 11 Middle Neck Rd. Suite 400A  Great Neck, NY. 11021  [www.sharestates.com](http://www.sharestates.com)  [mramin@sharestates.com](mailto:mramin@sharestates.com)  (212) 201-0750 | 75K | 4K | 80 | 24Mo | Residential and commercial direct private lender with competitive rates and fast closings. Rehab funds available – high LTVs. Brokers welcome and protected.  States: CT, DC, DE, FL, GA, IL, MA, MD, ME, NJ, NY, PA, VA |
| **Singer Financial Corp.** | 1708 Locust St.  Philadelphia, PA. 19103  [www.singerfinancial.com](http://www.singerfinancial.com)  [info@singerfinancial.com](mailto:info@singerfinancial.com)  (215) 893-9722 | None | 1M | 60 | 15Mo | We offer commercial mortgages and business loans secured by commercial real estate. Funds available now. Closing within 5-7 business days. Flexible terms offered. Brokers protected.  States: DE, NJ, PA |
| **South End Capital Corp.** | 17412 Ventura Blvd. Suite 271  Encino, CA. 91316  [www.southendcapital.com](http://www.southendcapital.com)  [info@southendcapital.com](mailto:info@southendcapital.com)  (888) 268-7778 | 2K | 10M | 90 | 25Mo | We offer “bankable terms for un-bankable borrowers.” With no credit minimum, industry restrictions or collateral requirement. Brokers are welcome and rebates paid.  NATIONWIDE |
| **South Florida Quality Mortgage Corp.** | 51650 Oro Dr.  Shelby Township, MI. 48315  [www.floridahardequityloan.com](http://www.floridahardequityloan.com)  [qsassi@aol.com](mailto:qsassi@aol.com)  (954) 455-7600 | 30K | 1.5M | 75 | 180Mo | Direct lenders. 30 year term/balloon in 5 years. Commercial and non-owner occupied. No income. Quick funding. Call and speak directly to an underwriter.  States: FL |
| **Stabilis Capital Management LP** | 767 Fifth Ave. 12th Floor  New York, NY. 10153  [www.stabiliscap.com](http://www.stabiliscap.com)  [jessebaer@stabiliscap.com](mailto:jessebaer@stabiliscap.com)  (212) 256-8973 | 2M | 50M | 75 | 2Mo | Bridge lender specializing in distressed, special situation and value-added lending up to 75% LTV from $2M to $50M. Secondary, tertiary and major markets considered.  INTERNATIONAL |
| **Stormfield Capital Funding** | 2 Hollyhock Rd.  Wilton, CT. 06897  [www.stormfieldcapital.com](http://www.stormfieldcapital.com)  [wcarpenter@stormfieldcapital.co](mailto:wcarpenter@stormfieldcapital.co)  (203) 762-6094 | 100K | 5M | 65 | 4Mo | As a true private lender, Stormfield’s bridge loan and hard money products are designed to be flexible and fast.  States: CT, DC, DE, FL, MA, MD, ME, NC, NH, NJ, NY, PA, RI, VA, VT |
| **Straightline Funding** | 1100 Peachtree St. Suite 200  Atlanta, GA. 30309  [www.straightlinefunding.com](http://www.straightlinefunding.com)  [info@straightlinefunding.com](mailto:info@straightlinefunding.com)  (888) 309-1972 | 50K | 999M | 75 | 24Mo | Rates starting at 9%. Up to 24 month terms. Up to 90% LTC. Fix-n-flip, new construction, purchase and refinance. Non-owner occupied. No proof of income required.  States: AL, FL, GA, IL, MO, NC, NY, SC, TN |
| **Sundance Bay – Debt** | 1240 E. 2100 S. Suite 360  Salt Lake City, UT. 84106  [www.sundancebay.com](http://www.sundancebay.com)  [loans@sundancebay.com](mailto:loans@sundancebay.com)  (385) 722-4087 | 500K | 10M | 75 | 2M | Private real estate lender. Broker friendly. Loan types: construction, bridge, value-added, refinance, and notes. 3-18 months. No exit fees.  States: AZ, CA, CO, FL, ID, IL, IN, KS KY, MI, MN, MO, MS, MT, NE, NM, OK, OR, TN, TX, UT, WA, WI, WY |
| **SWE Lending LLC** | 6101 Southwest Freeway Suite 200  Houston, TX. 77057  [www.swelending.com](http://www.swelending.com)  [leonela@swehomes.com](mailto:leonela@swehomes.com)  (713) 231-1133 | 25K | 2M | 80 | 30Mo | Credit is not a problem. We offer hard money loans, lines of credit, construction/rehab loans and purchase money loans. Financing in GA is commercial and investment only.  States: GA, TX |
| **T and M Commercial Funding Inc.** | 259 Minot Ave.  Auburn, ME. 04210  [www.tmfunding.com/our-team/rich-huizar](http://www.tmfunding.com/our-team/rich-huizar)  [rich@tmfunding.com](mailto:rich@tmfunding.com)  (207) 440-4345 | 25K | 1M | 60 | 5Mo | We will consider all sorts of projects from fix-n-flips, to purchase money, to cash-out refinance. Creative underwriting and quick closings.  Nationwide EXCEPT: CA, ND, NV, SD |
| **Taylor Derrick Capital** | 357 W. 200 S. #200  Salt Lake City, UT. 84101  [www.taylorderrick.com](http://www.taylorderrick.com)  [nick@taylorderrick.com](mailto:nick@taylorderrick.com)  (801) 450-7815 | 1M | 10M | 75 | 2Mo | Taylor Derrick Capital manages a discretionary fund of pooled capital to provide reliable and flexible financing in a quick and responsive manner.  States: AZ, CA, CO, HI, ID, UT |
| **Taylor Made Lending LLC** | 1400 E Oakland Park Blv. Suite 103 Fort Lauderdale, FL. 33334  [www.taylormadelendingllc.com](http://www.taylormadelendingllc.com)  [jm@tmlending.com](mailto:jm@tmlending.com)  (954) 614-5109 | 100K | 5M | 65 | 36Mo | Florida only. We are a hard money lender up to $5M. Fast underwriting on commercial and residential property. We can fund in 5 days.  States: FL |
| **United Bridge Capital LLC** | 333 Las Olas Way, CU4  Fort Lauderdale, FL. 33301  [www.unitedbridgecapital.com](http://www.unitedbridgecapital.com)  [underwriting@unitedbridgecapital.com](mailto:underwriting@unitedbridgecapital.com)  (954) 998-1392 | 50K | 5M | 70 | 24Mo | Direct lender with quick closings, $100K-$2M, residential investment property, 1 year with possible 1 year extension.  States: FL |
| **Val-Chris Investments Inc.** | 2601 Main St. Suite 400  Irvine, CA. 92614  [www.val-chris.com](http://www.val-chris.com)  [info@val-chris.com](mailto:info@val-chris.com)  (949) 252-1907 | 20K | 2M | 75 | 180Mo | Private-money experts since 1975. Call for a quick quote. Direct lender; in-house U/W. Approvals in as few as 4 hours; broker friendly. We are still lending on owner occupied properties. No appraisals for low LTV; all decisions and funds in-house.  States: CA |
| **Velocity Mortgage Capital** | 30699 Russell Ranch Rd. Suite 295  Westlake Village, CA. 91362  [www.velocitymortgage.com](http://www.velocitymortgage.com)  [info@velocitymortgage.com](mailto:info@velocitymortgage.com)  (866) 505-3863 | 75K | 2M | 75 | 360Mo | Velocity is a direct, wholesale lender offering “No Income Verification” financing for investment and commercial properties. Broker rebates and correspondent relationships available.  Nationwide EXCEPT: IL, MI, MN, ND, NH, SD, TN, VT |
| **Visio Lending** | 1905 Kramer Lane, Suite B-700  Austin, TX. 78758  [www.visiolending.com](http://www.visiolending.com)  [loans@visiolending.com](mailto:loans@visiolending.com)  (877) 858-9150 | 45K | 2M | 75 | 360Mo | Fast, simple and dependable loans for residential investors, from no-balloon 30-yr to 30 due-in-3. No income verification. Lower rates/fess based on credit score.  Nationwide EXCEPT: AK, AZ, DC, DE, HI, ID, KS, MA, MN, ND, NE, NV, OR, RI, SD, VT |
| **WADOT Capital Inc.** | 5413 Meridian Ave. N. Suite C  Seattle, WA. 98103  [www.wadotcapital.com](http://www.wadotcapital.com)  (206) 362-4444 | 10K | 2M |  | 60Mo | States: ID, OR, WA |
| **Walnut Street Finance** | 4021 University Dr. Suite 200  Fairfax, VA. 22030  [www.walnutstreetfinance.com](http://www.walnutstreetfinance.com)  [chip@walnutstreetfinance.com](mailto:chip@walnutstreetfinance.com)  (703) 273-3500 | 100K | 2.5M | 85 | 24Mo | Providing hard money loans for fix-n-flips, renovations, construction, and bridge. Fast and flexible funding. No lender fees. Brokers paid points at closing. Brokers protected.  States: DC, DE, MD, VA |
| **Western Development LLC** | 3610 S. Place  Alexandria, VA. 22309  [www.westerndevelopment.biz](http://www.westerndevelopment.biz)  [abennett@wdllc.biz](mailto:abennett@wdllc.biz)  (703) 988-4666 | 25K | 500K | 56 | 60Mo | Non-owner occupied residential and small commercial. No upfront lender fees. Call for an immediate decision!  States: DC, DE, MD, VA |
| **Wilshire Finance Partners Inc.** | 1990 S. Bundy Dr. Suite 630  Los Angeles, CA. 90025  [www.wilshirefp.com](http://www.wilshirefp.com)  [sg@wilshirefp.com](mailto:sg@wilshirefp.com)  (800) 369-9457 | 250K | 5M |  | 36Mo | Non-bank loans. Direct portfolio lender for small-balance bridge loans on commercial, multifamily, and non-owner occupied residential. Minimum loan outside of CA is $1M.  States: CA, CO, FL, HI, MD, NM, OR, TX, UT, VA, WA |
| **Windvest Capital** | 3131 Camino Del Rio N. Suite 310  San Diego, CA. 92108  [www.windvestcorp.com](http://www.windvestcorp.com)  [tim@windvestcorp.com](mailto:tim@windvestcorp.com)  (619) 285-0777 x205 | 100K | 3M | 70 | 15Mo | We specialize in bridge loans on income-producing commercial projects, flexible terms and quick closings with generous broker programs. Call us today for same-day preapproval.  States: AZ, CA, OR, TN, WA |
| **Woodland Hills Mortgage Corp.** | 21777 Ventura Blvd. Suite 211  Woodland Hills, CA. 91364  [www.woodlandhillsmtg.com](http://www.woodlandhillsmtg.com)  [info@woodlandhillsmtg.com](mailto:info@woodlandhillsmtg.com)  (818) 999-6600 | 20K | 2M |  | 360Mo | CA direct lender, subprime and hard money. SFR 1-4, owner occupied/non-owner occupied, 30 years. Recent BK, foreclosure, short sale OK. All property types throughout CA.  States: CA |
| **World Business Lenders LLC** | 120 W. 45th St. 29th Floor  New York, NY. 10036  [www.wbl.com](http://www.wbl.com)  [sg@wbl.com](mailto:sg@wbl.com)  (714) 332-1007 | 10K | 2M | 75 | 2Mo | Business loans secured by real estate. Any position mortgage. 75% LTV on commercial/residential (owner-occupied OK). 50% LTV on land. Annual business revenue >/=$500K.  NATIONWIDE |