

San Antonio Fix & Flip Agent Toolkit

Term sheet in 24 hours or less. Close in 7–10 days with clean title, borrower docs within 24 hours, and rush appraisal.

KEY ADVANTAGES

- Up to 100% purchase price on qualified deals
- 100% rehab holdback with 24-hour draw reimbursement after approval
- Simple process. Clear checklist. No rate talk.

24-Hour Term Sheet Checklist

Send these four items and we move same day on qualified files:

1. Purchase price + rehab budget
2. 2 months bank statements (readily available funds)
3. LLC docs
4. Property address + purchase contract (if available)

Borrower guideline: \$10K readily available per \$100K borrowed at time of submission.

7–10 Day Close Timeline

Dependencies: clean title · borrower docs within 24 hours · rush appraisal

- 0–1 Submission ' underwriting ' term sheet within 24 hours
- 1–2 Signed term sheet + docs
- 1–3 Rush appraisal ordered (borrower pays appraisal direct)
- 3–7 Title/escrow + appraisal review + final approval
- 7–10 Closing (clean title + docs complete)

Copy/Paste Scripts

TEXT TO LISTING AGENT

"Hey [AgentName] — my buyer can move fast. Wind River can issue a term sheet in 24 hours and close in 7–10 days if title is clean and we get a rush appraisal. What does the seller need most: price, timing, or certainty?"

SELLER OBJECTION — PRIVATE LENDER

"We're using a private lender for speed and certainty, not 'rate.' This allows a 7–10 day close and a strong offer while the buyer renovates and either sells or refinances."

TEXT TO INVESTOR BUYER

"Send purchase price + rehab budget + 2 months bank statements + LLC docs. If it's a qualified deal, Wind River can issue a term sheet in 24 hours."

ONE-LINER FOR OFFERS

"Investor-friendly financing: 24-hour term sheet and 7–10 day close available with clean title + rush appraisal."

What We Lend On

WE FUND

- Fix & flip (SFR)
- Small multifamily
- New construction
- Some small commercial

WE DON'T LEND ON

- Mobile homes
- Raw land

CONTACT

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Financing is subject to underwriting, collateral review, and title. Timelines assume clean title, complete borrower documentation, and availability of rush third-party services.