CORNERSTONE CAPITAL
BUILT ON FAITH. FOCUSED ON LEGACY.

TRANSACTIONAL DESK · FOR TITLE & ESCROW

How a Cornerstone Double Close Works

Clear steps. Funds that stay in escrow.

The Flow, Step by Step

1. **The wholesaler sends both contracts.**
   The A-to-B purchase, the B-to-C resale, your office's contact, and the target closing date.
2. **We review and fund the A-to-B purchase.**
   Cornerstone funds it. Fees and terms go to the wholesaler in writing before they commit.
3. **Your office opens both files.**
   Title work, both settlement statements, and wire instructions verified by phone.
4. **End-buyer funds are confirmed first.**
   Our A-to-B funds are released only after the end buyer's (C) funds are confirmed in escrow.
5. **Close A-to-B, then B-to-C.**
   We are repaid through escrow from the B-to-C proceeds, as shown on the settlement statement.

What We Typically Need From Title

- Both settlement statements (A-to-B and B-to-C) for review before closing
- A title commitment showing clear, insurable title
- Written confirmation that the end buyer's funds are in escrow
- Phone-verified wire instructions. Funds are wired to escrow and returned through escrow, never to the wholesaler.
- The closing sequence and timing, plus any end-buyer lender or seasoning rules, flagged early

Why Title Offices Refer Wholesalers

When a wholesaler asks, "Who can fund my A-to-B?", you have one call to make. Files arrive organized, nothing moves outside escrow, and any issue is raised early, so your closers aren't surprised at the table.



Rebecca
Founder & Private Money Broker
Cornerstone Capital

How We Work

Safety first. Speed second. Cost third.

- Every transaction is verified through title or escrow before funds move.
- Fees are disclosed upfront, in writing, before anyone commits.
- If a deal has a problem, we say so early and plainly, not at the closing table.
- We do not fund what we cannot explain clearly to every party at the table.

The Desk Also Funds

- **EMD funding**, only while the deposit is still in its refundable period.
- **Stack Funding** for closings that pair seller financing with a DSCR or hard money loan. Our funds stay in title or escrow and are sequenced last. The DSCR or hard money lender must approve in writing.

Fees and terms are provided in writing on request.

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Built on Faith. Focused on Legacy.

Business-purpose transactions only. Not a commitment to lend. All funding is subject to review and approval, title or escrow verification, and capital availability. For DSCR and other longer-term loans, Cornerstone Capital is a loan broker, not a lender, and all loans are subject to lender approval.