CORNERSTONE CAPITAL

BUILT ON FAITH. FOCUSED ON LEGACY.

TRANSACTIONAL DESK · FOR WHOLESALERS

Lock It Up. Close It Clean.

EMD, double close, and Stack Funding, verified through title or escrow.

When the Desk Can Help

REFUNDABLE DEPOSITS ONLY

EMD Funding

We fund the earnest money deposit so your own cash stays free for other deals. Only for deposits still in the contract's refundable period. The deposit goes to the title or escrow company named in the contract.

BACK-TO-BACK A-TO-B / B-TO-C

Double Close Funding

An assignment isn't allowed, you'd rather not show your spread, or the end buyer's lender wants the seller on title. We fund your A-to-B purchase, released only after your end buyer's funds are confirmed in escrow.

SELLER FINANCING + DSCR OR HARD MONEY

Stack Funding

Short-term cash to close when a purchase combines seller financing with a DSCR or hard money loan. Our funds stay in title or escrow and are sequenced last, after all other financing is confirmed. Your lender must approve it in writing.

What to Send

- Your purchase contract (A-to-B), fully signed
- Your end-buyer contract (B-to-C), if you have one
- Title or escrow company name and closer contact
- Closing dates for each leg
- For EMD: deposit amount, due date, and the date it stays refundable through
- For Stack: your DSCR or hard money lender's contact and the seller-financing terms



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.

Good to Know

- Fees and terms are provided in writing on request, before you commit.
- Business-purpose investment deals only. We don't issue proof-of-funds letters.
- Bring title in early. All funding is subject to review and approval.
- Longer-term loan? For DSCR, fix & flip, or bridge, we match you with lenders in our network.

Have a deal under contract? Text your contracts to 651-505-0070.

Call or text: 651-505-0070
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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.