



TRIUS LENDING PARTNERS

About Us

Trius Lending Partners is a regional private money lender based in Baltimore, Maryland. Our team of experienced professionals work closely with every client on all aspects of the process: from advice on property acquisition to assessing accurate rehabilitation costs and cash-flow models to insure that when we close a loan it is easy, it makes sense, and is profitable with a predictable ROI for the borrower. Our Underwriting guidelines are based on the premise of making hard money loans easy, sensible and quickly close-able! Our “We Care” attitude and approach differentiates us from all others. We are helpful and accessible, and we will be an integral part of your team on this project and every project.

Typical Loan Terms

- Up to 80% of Purchase Price and 100% of Rehab
- Full One-Year Term
- No Prepayment Penalty
- Rates Range from 12% to 15% Depending on Borrower Qualifications and Property
- Two to Five Points
- Usually Close within Five to Ten Business Days with Existing Prequalification
- Loan Decisions/Approval/Prequalification in One Day
- Loan Funding Within One Week

Loan Programs

- Purchase
- Rehab
- Fix and Flip
- New Construction
- Cash Out Refinance or Bridge
- Investment Property
- Commercial, Warehouse, and Industrial
- Other Loans Except Owner-Occupied



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