

BROKER PARTNERSHIP GUIDE

FOR BROKER USE ONLY

JUN 2026

CONFIDENTIAL

Bring the deal. Keep the borrower. Keep the fee.

Quote your borrower in 60 seconds and close in 14–21 days. 818 funds directly and places for best execution — you keep your client, and we put your fee in writing.

INSTANT QUOTE • LOCKED FEE • WHITE-LABEL • 48 STATES

Keep every lender you have. Add the one that quotes in 60 seconds.

You found the borrower. The lender that quotes fast is worth nothing if it shaves your points or calls your client. 818 prices one scenario across 30+ capital relationships, hands you a branded term sheet on the first pass, and puts your fee and your client protection in writing before terms issue.

01

Instant best execution

One scenario, ranked across the capital panel — the winner next to the runners-up, on one screen.

02

Your fee, locked

A locked field on the term sheet, set by you, wired at closing. Non-circumvent signed before terms issue.

03

White-label

Present 818 capital under your own brand — your borrower sees you as the lender.

04

Real-time status

Milestone updates pushed to you, title, and your borrower. No black-hole, no chasing.

60s

TO FIRST QUOTE

14-21

DAYS TO CLOSE

30+

CAPITAL
RELATIONSHIPS

48

STATES COVERED

Stop calling four lenders to find the sharpest quote.

Enter the deal once. We price it across the capital panel and rank by best execution — the winning quote next to the runners-up, with the optimal structure highlighted. Then turn it into a branded term sheet in a click.

dealroom.818capitalpartners.com / quote-desk

Quote desk

Ranked across 14 partners

Property address

75 Fox Trail, Sedona, AZ 86336

Loan purpose

DSCR

Loan amount

\$1,275,000

Monthly rent

\$11,800

Target DSCR

1.20x

Partner	Rate	LTV	Pts
Partner A	9.95%	65%	1.50
Capital Partner C	11.80%	65%	1.75
Capital Partner B	12.20%	60%	2.00

Optimal highlighted - next best +185 bps

The Scenario Desk. One entry, scored and ranked across our 30+ capital relationships — the optimal partner flagged, next best shown as a spread. Capital partners shown anonymized; a generic lender shows one number and calls it a day.

Quote

Address, numbers, exit — ranked terms in seconds.

Submit

One click pre-fills the file; conditions surface early.

Fund

Terms quoted are terms funded; your fee wires at close.

One relationship covers every investor deal you place.

DSCR / Rental

up to 80% LTV

Qualify on rental income alone — no tax returns, no W-2s. Long-term rentals, portfolios, and STR via STR Signal.

No income docs

30-yr fixed

From 640 FICO

Fix & Flip

up to 90% LTC

Short-term bridge for rehab — purchase plus renovation in one loan with inspected draws.

100% of rehab

75% ARV

Non-Dutch

Ground-Up

milestone draws

Vertical construction — land plus build, milestone draw schedule, interest on drawn balance only.

Land + vertical

Build-to-rent

Experience req.

Bridge

up to 80% LTV

Transitional capital for acquisition, value-add, lease-up, and bridge-to-permanent.

12-24 mo

Interest-only

Defined exit

Commercial & Multifamily

\$1M-\$25M+

5+ unit, mixed-use, and commercial — bank, bridge, and agency perm with a Sponsor Brief.

Bridge + perm

Agency

Sponsor Brief

Broker Quick-Win. Lead with the exit. Send the address, the numbers, and the exit — the Scenario Desk ranks the panel and we hand back indicative terms the same day, before your borrower calls the next lender.

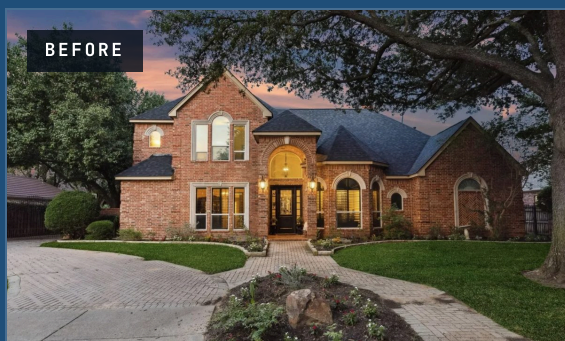


FIX & FLIP • FUNDED

We fund the deals others call too hard.

Colleyville, TX • \$1,380,000 • 9.75% • 90% LTC / 100% rehab
• 65% ARV

A full rebuild taken down to the framing — the kind of heavy value-add a credit box can't see, underwritten on the project and the operator, and closed.



You keep your client. You keep your fee.

Both in writing before the term sheet issues. We do not court your borrower — and we put our name on that.

01

Fee locked

A locked field on the term sheet — set by you, visible to you, wired at closing.

02

Non-circumvent

Signed before any term sheet issues. The system ties that borrower to you on every future submission.

03

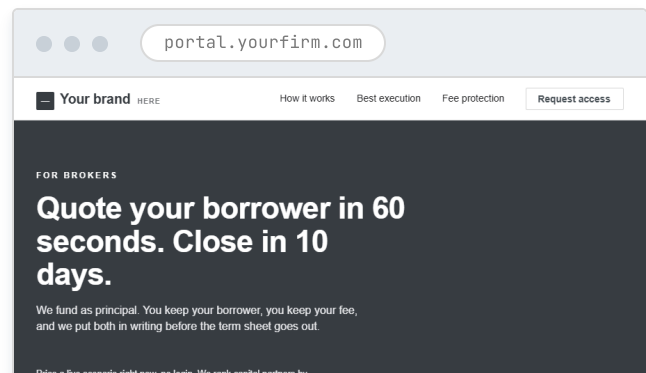
We don't court your borrower

818 funds directly. We don't call your client next quarter. Full stop.

BE THE LENDER ON THE FILE

Present 818 capital under your own brand.

White-label term sheets and the borrower portal carry your name and logo — your borrower sees *you* as the lender, so you close more as the principal, not the middleman. Available in all **48 states we lend** (excl. North & South Dakota). Broker comp: **up to 3 points**, borrower-paid or YSP available.



Your brand, our capital. The same engine, your name on top.

The platform your borrower never has to learn.

Scenario Desk

Price one scenario across the panel and rank by best execution — optimal structure highlighted, term-sheet estimate in seconds.

Branded Term Sheet

Turn the winning quote into a white-label-ready LOI in a click — carrying your logo.

Co-Branded Studio

A just-funded card and financing one-pager rendered with your brand the moment a deal closes.

Real-Time Pipeline

Milestone status pushed to you, title, and your borrower — submission to clear-to-close.

dealroom.818capitalpartners.com / marketing-studio

Marketing studio
Co-branded, rendered for you

Generate a co-branded just-funded card for BR-2026-0388. Your name and logo merge automatically.

Broker name on card

Format

JUST FUNDED
BR-2026-0388

108 Schuyler Ave, Newark,
NJ

\$450,000 • DSCR • 24-month term • 1.28x

Co-branded studio. Your name on a just-funded card the moment a deal closes — yours to use whether or not the next deal comes to us. RESPA-safe; marketing services only.

HOW TO GET STARTED

1

Price a scenario

Address, numbers, exit.
No login. Ranked terms
in seconds.

2

Apply to the program

A 15-minute application
enables branded term
sheets and locks
your fee.

3

Co-brand your profile

Add your name, logo, and
headshot for white-label.

4

Submit & get paid

One click pre-fills the file;
your locked fee wires
at closing.

One relationship, all five programs. You get the AI quoting and term-sheet tools, white-label positioning, and broker compensation up to 3 points (borrower-paid or YSP; volume tiers coming soon) through the 818 Broker Program. Apply once; access carries to every deal after.

Your borrower is waiting on a number. Give them one today.

Price the scenario, see the ranked partners, and send a branded term sheet — no login, no contract, no cost.

For Brokers

818capitalpartners.com/broker-program
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NMLS ID #2832335 · Equal Housing Opportunity · Not a commitment to lend.