



Thunderbird is a technology-driven portfolio lender offering niche products via residential mortgage brokers and bankers.

2025 No-Doc Program Product Pricing and Guidelines

Product	Partial Amortizing
Maximum Term Allowed	36 Months
Prepayment Term	12 Months
Residential Investment Properties	\$250,000
Maximum Loan Size (per property)	\$2,000,000
Interest Rate	%16,95
Payment Frequency	Monthly
Real Estate Lien Position	1st and 2nd position
Type of Real Estate	Investment properties
Documents required	None

Property LTV/CLTV

Lien Position	Senior / First	Junior / Subordinate
Residential Investment Properties	%65	%65

1 The Combined Loan to Value Ratio (CLTV) for each property is the ratio of all encumbrances plus the proposed loan amount, to the value of the property. Real estate under construction or in poor condition, specialty properties, rural properties, and/or properties in tertiary markets are likely to be assigned a lower CLTV than reflected in the above table. A primary residence may be accepted as collateral; however, it will be subjected to heightened underwriting scrutiny and other requirements.

*World Business Lenders (WBL) does not make loans in NV, ND, SD, HI, WV and VT. All loans in CA are made by WBL California, a WBL subsidiary and licensed California Finance Lender and Broker (LIC. #60DBO-41841); referrals in such cases will be accepted only from brokers licensed under the California Financing Law or the California Bureau of Real Estate. Given interest rate caps, special lending rules or special rules relating to real estate collateral, certain programs may not be available in some states. All information provided in this document is subject to modification by WBL based upon specific loan characteristics and WBL reserves the right to temporarily or permanently change all guidelines, rates and other criteria from time to time in its sole discretion without prior notice. The information in this document is intended for internal or professional use only, and not for distribution or disclosure to clients.

WBL Credit Profile G Restrictions

General Eligibility

- No credit Score
- No income verification
- No asset verification

Loan Details

- Minimum Loan Size:
 - Investment Properties : \$250,000
- Maximum Loan Size:
 - Per Property: \$2,000,000
 - Per Entity: \$2,000,000
- Payment Frequency: Monthly
- Maximum Term Allowed: 36 months
- Prepayment Term: 12 months

Acceptable Borrower Profiles

- Existing Merchant Cash Advances (MCAs): Accepted
- Missed Payments / Defaults: Accepted
- Non-Sufficient Funds (NSFs): Accepted
- Previous Bankruptcy: Accepted
- Past Due on Mortgage: Accepted
- Foreign Nationals:
 - Must have an Individual Taxpayer Identification Number (ITIN).
 - Must have a business, real estate, and file taxes in the U.S.

Real Estate Requirements

- **Property Ownership:**
 - **Investment Properties Only**
- **Location of Real Estate:** Must be within the continental U.S.
- **Lien Position:** Senior/First and Junior/Subordinate positions are acceptable; however, if we are going second position, we will not take it if we are going behind a private lender or behind a debt greater than \$1MM.

Regulatory Compliance

- **Licensing:** Not required in AL, GA, NC, SC.
- **APR Caps:**
 - No cap in AL, NC, SC
 - GA: 5% monthly cap (does not impact Thunderbird's rates.)
- **TILA Exemption:** Business-purpose loans are not subject to consumer lending rules.

Partner Benefits for Brokers

- **Earn 1-2% Commission:** Up to \$40K on a \$2M loan.
- **Fast Closings:** 8-12 days vs. 30+ days at banks.
- **No Licensing Required:** Operate freely in key states.

Process Walkthrough

Step 1: Submit Application

- **Brokers:** Register for a Broker ID here. Brokers can also submit applications for their applicants or send the link directly to the applicant
- **Applicants:** Complete the online form.

Step 2: Pre-Approval & Fees

- Receive a preliminary offer within minutes.
- Pay \$150 inspection fee → property inspection scheduled and \$400 title search fee.

Step 3: Electronic Closing

- Sign documents via DocuSign.
- Funding in 12 business days post-clear title.

Fees and Cost

- Property Inspection Fee: \$150; non- refundable (if Residential)
- Property Inspection Fee: \$281; non- refundable (if Commercial or land)
- Title Search Fee: \$400; non-refundable
- Origination Fee (paid from loan proceeds):
 - 5% of loan amount (includes 1% broker commission) or
 - 6% of loan amount (includes 2% broker commission)

Regulatory Landscape

- Thunderbird Commercial Credit, LLC provides business-purpose commercial loans, which are not subject to the same regulations as residential mortgages or consumer loans.
- Licensing Requirements: AL, GA, NC and SC do not require licenses for commercial loans.
- The Truth-in-Lending Act (TILA) applies only to regular extensions of credit offered to consumers for personal, family, or household purposes. The statute explicitly does not apply to credit transactions for business or commercial purposes or those made to organizations.
- APR Cap: AL, NC and SC do not impose an APR cap on commercial loans. GA APR cap (5%/mo) does not affect the product.
- Asset-based loans: Lenders are free to offer asset-based loans.
- **Website:** <https://trythunderbird.com/wholesale>

Contact Information

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