



Thank you for your interest in learning more about selling your home with Trio financing!

Trio is a home lease financing company that closes homes in a similar fashion to using a traditional mortgage. Trio uses FHA mortgage financing for every closing. Trio typically finances newly constructed or well maintained homes built or substantially remodeled within the past 10 years.

As an institutional finance company, Trio provides many advantages for sellers, including the most important – that upon final approval, Trio will close faster and with more certainty so you can move on.

Trio requires a copy of the buyer's home inspection report from a state licensed inspector. Every Trio financed home must include seller paid closing costs of at least three percent depending on market area and home type.

In order for your home to qualify for Trio financing, Trio requires that the agreed upon sales price of your home must be equal or less than appraised value. Appraisal is ordered after inspection is completed and the purchase and sale agreement is approved by Trio.

Just like with a mortgage, after appraisal is confirmed and prior to closing Trio issues its final approval to the parties. Escrow then initiates the closing process as provided in the purchase and sale agreement.

Trio typically closes its financings twice per month on or about the 10th and 25th. Trio recommends a closing timeframe of approximately 45 days to accommodate inspection, Trio approval, appraisal and property underwriting.

Trio has been providing home lease financing since 2001. Learn more at thinktrio.com or for specific questions on your home, email closings@thinktrio.com.