



AT A GLANCE

COMPANY

Foundation Mortgage Corporation

HEADQUARTERS

1680 Michigan Avenue, Suite 700
Miami Beach, FL 33139

ESTABLISHED

1998

NMLS

#5057 - [View record](#)

MARKETS SERVED

32 licensed states
[View current licensing grid](#)

WEBSITE

foundationmortgage.com

LICENSED STATES

Alabama, Arizona, Arkansas, California, Colorado, Connecticut, Florida, Hawaii, Idaho, Illinois, Indiana, Louisiana, Maine, Maryland, Michigan, Minnesota, Nevada, New Jersey, New Mexico, North Carolina, North Dakota, Ohio, Oregon, Pennsylvania, South Carolina, Tennessee, Texas, Utah, Vermont, Virginia, Washington, Wyoming

WHOLESALE NON-QM LENDING

Foundation Mortgage is a national mortgage lender and third-party originator specializing in wholesale and non-delegated correspondent lending. The company helps mortgage professionals serve qualified borrowers and property scenarios that may fall outside traditional agency guidelines.

THE FOUNDATION DIFFERENCE

Common-sense underwriting and a full Non-QM menu give brokers more ways to structure complex scenarios.

Multiple exit strategies provide greater flexibility than traditional Non-QM companies.

KEY LOAN PROGRAMS

Full Doc

Bank Statement

P&L

1099

WVOE

DSCR Investor

Asset Qualifier

Foreign National

ITIN

Jumbo

Closed-End Seconds

Up to 10-Unit Residential

SELECTED LEADERSHIP

- Marc Halpern - Chief Executive Officer and Owner
- Elliott Salzman - President
- Scott Jones - Chief Administration Officer

MEDIA CONTACT

Carl Holman, Director of Marketing

Cell: (904) 226-4843 | cholman@foundationmortgage.com

BUILD YOUR SUCCESS ON A ROCK-SOLID FOUNDATION.

State availability current as of October 13, 2026. Verify through the Foundation licensing grid or NMLS Consumer Access.
Foundation Mortgage Corporation | NMLS #5057 | Equal Housing Lender | Intended for media and industry professionals.