



TRINITY RESOLUTION SERVICES

CONSTRUCTION | PROPERTY CLAIMS | MORTGAGE SERVICES

DBE Certified | WOSB Certified | Certified Builder Leadership

CAPABILITY STATEMENT

PROPERTY EXPERTISE FROM ASSESSMENT AND CONSTRUCTION THROUGH FINANCING.

COMPANY OVERVIEW

Trinity Resolution Services, LLC (TRS) is a Dallas-Fort Worth based, DBE- and WOSB-certified firm established in 2018. TRS provides integrated construction, property claims, and business-purpose mortgage support. Our leadership combines certified builder experience, property assessment and claims expertise, and more than 20 years of mortgage underwriting, financial analysis, documentation, and risk management.

CONSTRUCTION

PROJECT DELIVERY & FIELD COORDINATION

- Preconstruction planning and scope development
- Budget development, cost tracking, and draw review
- Contractor, subcontractor, and vendor coordination
- Schedule and milestone monitoring
- Inspection readiness, quality control, punch list, and closeout

PROPERTY CLAIMS

ADJUSTING, ESTIMATING & QUALITY REVIEW

- Property condition and loss assessments
- Damage documentation and repair-scope development
- Xactimate estimating and estimate review
- Field and desk claim file review
- Quality assurance, corrective follow-up, and documentation control

MORTGAGE

BUSINESS-PURPOSE REAL ESTATE FINANCE

- DSCR, Fix & Flip, Bridge, and Ground-Up Construction loans
- Scenario analysis and pre-underwriting
- Loan packaging and lender submission
- Appraisal, title, insurance, and condition coordination
- Closing coordination for investor and builder transactions

KEY DIFFERENTIATORS

- Integrated property lifecycle perspective: assess the loss, manage the work, and support the financing strategy.
- DBE- and WOSB-certified firm positioned for public-sector, private-sector, and teaming opportunities.
- Certified Builder leadership supported by property claims, underwriting, documentation, and quality-control experience.
- Disciplined budget, risk, file, and stakeholder management designed to keep projects moving and decisions documented.

REPRESENTATIVE EXPERIENCE

5109 BOURQUIN ST. | DALLAS, TX

STRUCTURAL RENOVATION | APPROX. PROJECT VALUE: \$133,000

Planning, contractor/vendor coordination, budget monitoring, inspection support, quality review, corrective work, and project completion.

PROPERTY CLAIMS & QUALITY REVIEW EXPERIENCE

FIELD / DESK ADJUSTING | ESTIMATE REVIEW | QA

Leadership experience includes property assessments, scope development, Xactimate estimating, file review, documentation, quality assurance, and corrective follow-up.

COMPANY DATA

ESTABLISHED	2018
SERVICE AREA	DFW / North Texas
CERTIFICATIONS	DBE WOSB
LEADERSHIP	Certified Builders
NAICS	236115 236118
	524291 522310 541611

LEADERSHIP

Angela Mills Managing Director | Certified Builder
Edward Mills Certified Builder | Property Claims & QC

CONTACT

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Mortgage services shown are for business-purpose real estate transactions and are subject to lender underwriting and program requirements.