

UCEDC

SBA Guaranteed Loan Programs

Risk Tiers	Maximum Amt	Interest Rate	Maturity	Profitable Operating History	Personal Guarantees	Use of Proceeds	FICO Score	Eligibility	Percent of Guaranty	Fees
Community Advantage 7 (a) loans										
Startups Operational History: (0- 24 months)	\$150,000	Prime plus 4.00%, Adjustable quarterly	Working Capital & machinery & equip (not to exceed life of equip) is 5 -10 years; real estate is 20 years.	n/a	yes	Expansion/renovations; new construction, purchase land or buildings; equipment, fixtures; lease-hold improvements; working capital; refinance debt for compelling reasons; inventory.	650	Business Plan maybe required. Nonprofits are not eligible to apply.	85% of guaranty for loans of \$150,000 or less;	\$1,500 - \$2,500 packaging/ processing fee. (fee charged on guaranteed portion of loan only) \$150,000 or less = 2% guaranty fee. Plus applicable closing costs.
Existing businesses (24 months +) with profitable operating history	\$150,001 - \$250,000	Prime plus 5.00%, Adjustable quarterly	Working Capital & machinery & equip (not to exceed life of equip) is 5 -10 years; real estate is 20 years.	DCR 1.15:1 +	yes	Same as above.	680	Business Plan maybe required. Nonprofits are not eligible to apply.	75% guaranty for loans greater than \$150,000 up to \$250,000.	\$1,500 - \$2,500 packaging/ processing fee. (fee charged on guaranteed portion of loan only) \$150,001 - \$250,000 = 3% guaranty fee. Plus applicable closing costs.
504 Loan Program										
Provided through Certified Development Companies (CDC's) which are licensed by US SBA. Participation loan with Banks or Third Party Lenders	504 CDC maximum amount ranges from \$5 million to \$5.5 million depending on the type of business.	Fixed rate on 504 Loan established when debenture backing loan is sold.	CDC Loan: 10- or 20 year fixed interest rate . Lender Loan: financing may have shorter term. May be fixed or adjustable rate.	DCR 1.15:1 +	yes	Long-term, fixed-asst loans; Lender financing secured by first lien on project assets. CDC loan secured by a second lien on the financed project.	650	For-profit businesses that do not exceed \$15 million in tangible net worth, and do not have an average two full fiscal year net income over \$5 million. Owner occupied 51% for existing or 60% for new construction.	Project costs: financed as follows: CDC up to 40% non guaranteed financing: Lender: 50% Equity: 10% plus additional 5% if new business and/or 5% if special use property.	- Lender share 0.5% - CDC share 1.5% - CDC Servicing Fee 1% (on unpaid balance) - SBA guarantee fee .9375% (on outstanding balance)