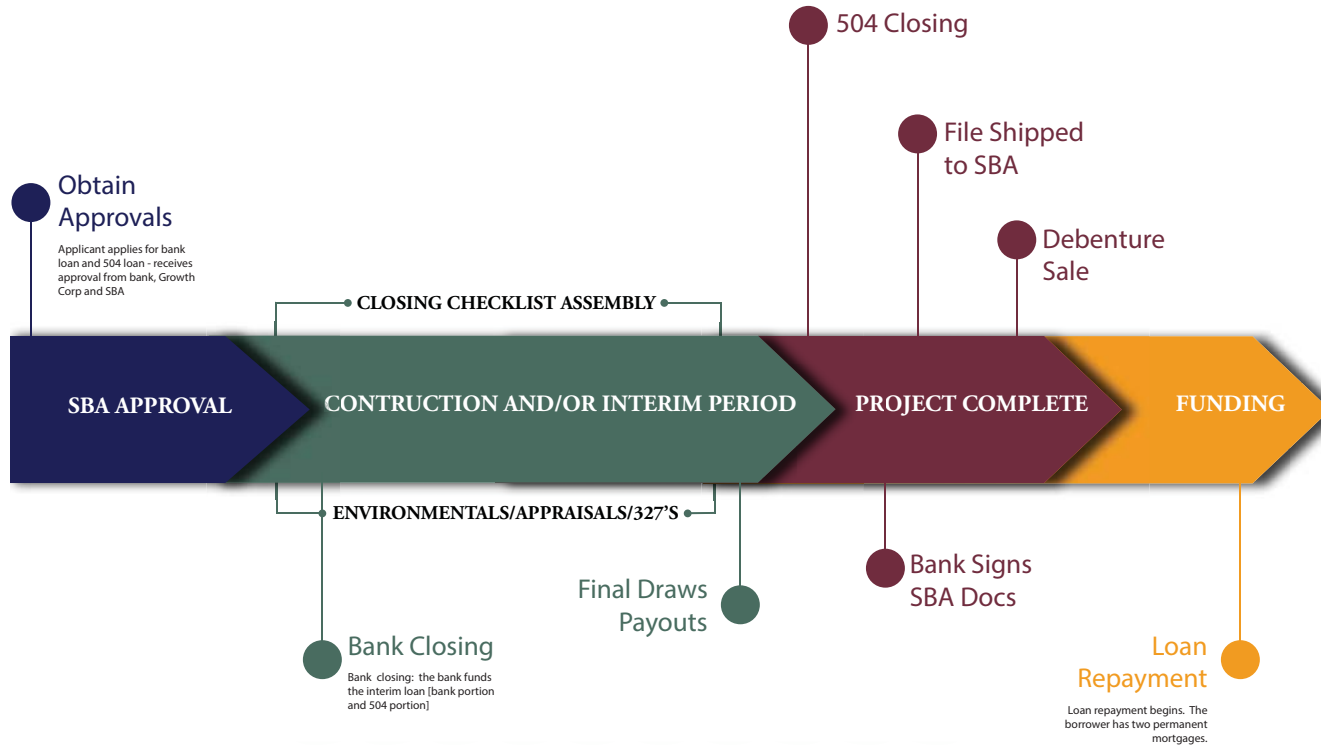


SBA 504 LOANS

A Visual Reference Guide of What to Expect



TIMELINE OF THE 504 LOAN PROCESS



FEES

A Breakdown of What to Expect and When

	Upfront Out-of-Pocket Costs	Fees Included in the 504 Loan Amount	Fees Included with the Interest Rate
Application Deposit \$1,000	•		
Commitment Fee 1% of 504 portion, \$2,500 minimum	•		
Fee to Bank 0.5% of the First Mortgage	•		
Legal Fee \$2,500		•	
Processing Fee 1.5% of 504 Portion		•	
Loan Service Agent Fee 0.25% of 504 portion		•	
Bond Underwriter Fee 0.4% of 504 portion		•	
CSA Fee 0.1%			•
SBA Subsidy Fee 0.697%			•
CDC Fee 0.625% of 504 portion			•

What is the Commitment Fee?

We get asked this a lot. The commitment fee is essentially a deposit: the commitment fee, together with the application deposit, will be used to pay for the closing costs, including, but not limited to, credit reports, title insurance, recording and search fees, Growth Corp legal fees, and all other out-of-pocket costs. Growth Corp will send a statement detailing the costs paid from these funds together with a refund of the balance, if any, after the loan is funded. (Section III, Application Agreement).

Please note: the loan will not proceed with closing until these fees are paid in full.