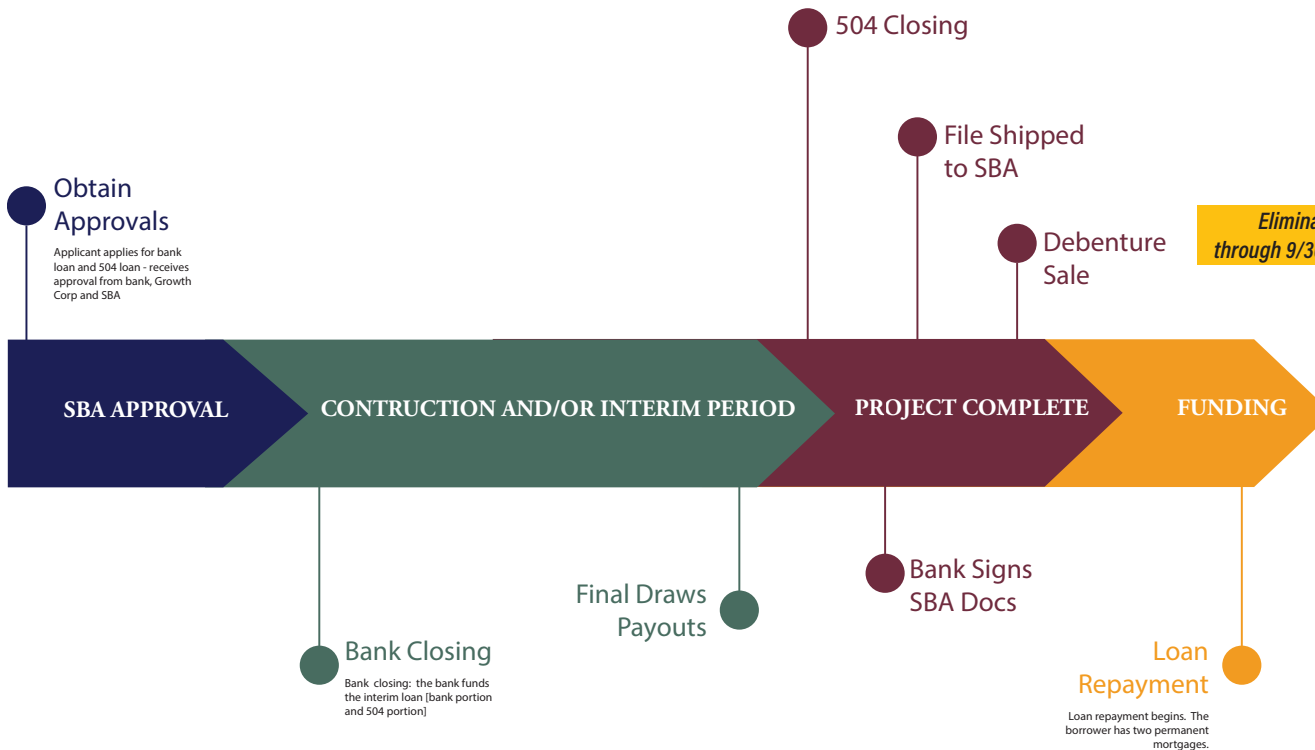


KNOW WHAT TO EXPECT TIMELINE & FEES

SBA 504 Loan Program >

TIMELINE OF THE 504 LOAN PROCESS



FY21 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	•		
Closing Deposit \$2,500 up to \$2.5 million bond Over \$2.5 million is 0.1% of 504 portion	•		
Fee to Bank 0.5% of the First Mortgage	•		
Legal Fee \$2,500		•	
CDC Processing Fee 1.5% of 504 Portion		•	
Guaranty Fee 0.50% 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 0.4517% (Refi: 0.4865%)			•
CDC Fee 0.625% of 504 portion			•

What is the Closing Deposit?

The closing deposit, 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 the Closing Deposit is paid in full.



The Midwest's Largest 504 Lender!

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