



504 Loan Fee Structure

The following is an example of the fee breakdown for a typical 504 project financed 20 years:

Project size:	\$1,000,000
Third-Party lender:	\$ 500,000 (50% - 1 st position)
504 Debenture:	\$ 400,000 (40% - 2 nd position)
Borrower Injection:	\$ 100,000 (10%)
	\$1,000,000 (100%)

ONE TIME FEES

Closing Fee*:	\$ 2,500	} 2.65%
CDC Processing Fee:	\$ 6,000	
SBA Guarantee Fee:	\$ 2,000	
Funding Fee:	\$ 1,000	
Underwriting Fee:	\$ 1,656	
Total Fees Financed:	\$ 13,156	
Total SBA Loan:	\$414,000 (round up to nearest thousand)	
Third Party Lender Fee:	½% of bank-end loan to be paid by third-party lender at 504 loan closing	

* A \$2,500 refundable application fee is required prior to initiating the application process. There are out-of-pocket costs associated with the closing of the loan that can range from \$700 - \$1,500. Lakeshore 504 distributes these fees to the closing attorney out of the deposit and refunds the difference to the borrower or the borrower can pay these fees directly to attorney and the application deposit can be refunded in its entirety upon loan funding. Should the application be cancelled prior to loan closing, all necessary costs incurred by the CDC will be deducted from the deposit prior to disbursement.

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South Office – Julie Parker, Program Director

272 E 8th St • Holland MI 49423 • Ph: (616) 392-9633 • Fax: (616) 392-7379