



SBA 504 LOAN FEE SHEET

ONE-TIME FEES:

One-time processing fees generally amount to 2.65% (504 loans to manufacturers are 2.15%) of the SBA loan amount. These fees are funded out of the debenture (with the exception of the portion of the CDC application fee due upon receipt of the loan application). These fees are described below:

SBA Guarantee Fee	0.50%*
CDC Processing Fee	1.50%
Funding Fee	0.25%
Underwriting Fee	0.40%
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	2.65%

1. **SBA Guarantee Fee:** The SBA charges each borrower a one-time fee of 0.50% and is subject to change in accordance to SBA policy. *(*This fee is waived for 504 loans to manufacturers (NAICS Sectors 31-33), including loans made under the 504 Debt Refinance with Expansion option and the 504 Debt Refinance without Expansion Program)*
2. **CDC Processing Fee:** The Community Development Corporation of Fort Wayne (CDC) charges a processing fee of 1.5% and is paid at funding. In addition, one percent (1%) of SBA debenture amount is payable upon application, up to \$2,500 (as disclosed in the SBA Application Fee Agreement).
3. **Funding Fee:** A funding fee equal to $\frac{1}{4}$ of 1% is paid to the Development Company Funding Corporation (DCFC) which serves as the trustee of the SBA debenture funding.
4. **Underwriting Fee:** This fee is paid to the underwriting company(s) in regards to the SBA debenture sale. Their role is to market the debentures to investors, build a secondary market and to provide advisory services. Their fee is $\frac{4}{10}$ of 1% (.40%).

THIRD PARTY LENDER FEE:

The Third-Party Lender (TPL) will be charged a fee of .5% of their loan amount at closing; this fee may be passed on to the borrower at the discretion of the lender. The TPL fee is due at time of the SBA loan closing.

CLOSING COSTS:

Closing costs for the CDC's designated SBA attorney is \$3,500 and is financed out of the debenture proceeds. However, it is at the discretion of the CDC to increase the closing costs depending on the complexity of the SBA transaction. Any additional attorney fees incurred above the \$3,500 (not to exceed an additional \$1,500) will be due at time of closing and not included in the debenture.

ON-GOING FEES**

There are three on-going service fees assessed to SBA 504 borrowers. The CDC receives an annual servicing fee of .625% which is applied to the outstanding loan balance (adjusted every 5 years), payable monthly. Wells Fargo Trust Services, the Central Servicing Agent, receives a fee of .100% of the outstanding loan balance, payable monthly. The SBA also assesses a fee currently set at 0.209% (this fee is 0.2115% for 504 Debt Refinance without Expansion Program except for manufacturers; whereas this fee will be waived) of the outstanding balance, payable monthly. The total of all on-going fees is 0.934% (or 0.9365% for Debt Refinance without Expansion; 0.725% for 504 loans to manufacturers) and is included in the borrower's interest rate.

**The SBA Guaranty fee and On-Going (annual service) fees are waived for 504 loans to manufacturers (NAICS Sectors 31-33), including loans made under the 504 Debt Refinance with Expansion option and the 504 Debt Refinance without Expansion Program)*

****These fees are subject to change; however, they are set once the borrower's loan has been approved by SBA.**