



SBA 504 FIRST MORTGAGE PROGRAM GUIDELINES

Arrow Mortgage, LLC offers real estate secured financing for commercial properties nationwide. Our SBA504 real estate secured loan program offers first mortgage financing for owner-user properties. Combined with the SBA 504 second mortgage clients can obtain financing up to 90% of their total project costs.

AVAILABLE PRODUCTS

Purchase
Construction to Permanent (considered on a case-by-case basis)
Refinance (only to refinance an existing SBA 504 1st mortgage loan)

GENERAL LOAN PARAMETERS

First Mortgage Loan Amounts	\$ 250,000 - \$ 15,000,000 for owner-user properties. Applicants business must occupy at least 50.1% of the gross leasable space for existing properties and at least 60.00% on any new construction. No income property loan requests.
Loan Fees	Par to 1.00% (SBA charges a 0.50% fee on the first mortgage loan)
Term	20yr or 25yr fully amortizing loan term for owner-user properties
Amortization	20yr or 25yr fully amortizing loan for owner-user properties
1 st Mortgage Loan Programs:	25 FIXED RATE PROGRAM!!!* or you may select a quarterly ARM, 3yr ARM, 5yr ARM**, 7yr fixed** and 10yr fixed** *25yr fixed rate is only available for eligible multi-use properties **after initial fixed rate period loan adjusts once every 5 years
Minimum DSC	1.20X
Minimum to Maximum LTV (1 st Lien)	50.00% to 60.00%
Combined LTV with SBA504(2 nd Lien)	up to 90.00% (the 30.00% to 40.00% SBA504 2nd lien is a 20yr fixed rate)
Minimum Required Equity Injection	10.00%
Minimum Personal Credit	675 FICO for owner-user properties and income properties. No bankruptcies
Minimum Prepayment Penalty	Declining 5-4-3-2-1. We offer the following prepay options: declining 5-4-3-2-1, 5% for 5yrs, declining 7-6-5-4-3-2-1, 5% for six years then 4-3-2-1, declining 10-9-8-7-6-5-4-3-2-1 and 10% for 10yrs.
Acceptable Markets	All loans require an urban/suburban area with a population of at least 50,000
Ineligible States	All states are currently eligible
Ineligible Property Types:	Gas Stations, Car Washes, Auto Dealerships, Special-Use Start-Ups, Churches and any environmentally sensitive properties like Salvage Yards.

Additional fees and closing costs such as appraisal reports, environmental reports, title insurance and other costs may/will apply. You be provided with details of the costs for your transaction during the closing process of the loan request. Some applications may/will require additional information for further consideration. The product terms, conditions and guidelines contained herein is subject to at any time change without notice. Normal credit standards apply. ARROW MORTGAGE, LLC is an equal opportunity lender.

