



SBA 504 LOAN FEES DISCLOSURE

Attention: You will have two permanent loans: (1) the Bank/Lender loan and (2) the SBA 504 loan. This disclosure statement is being provided to you (the borrower) as a “good faith estimate” of fees and rates associated with closing your SBA 504 loan. These fees are separate from any fees you pay to the participating bank/lender.

1. **Fees To Be Paid By Borrower At the SBA Closing:**

You will have the following closing costs and are expected to pay these costs on the date of closing.

a. **Attorney’s Fees/Document Preparation:** \$3,500

Note: You will pay this cost up front at the closing table. Approximately 45-60 days after closing, these costs will be repaid to you from your loan funds.

b. **Title Insurance:** Total cost of this insurance will vary. This cost is set by Texas State Law and is based on the size of your loan. As a guideline, the following list shows current policy premiums for 2011, before any applicable discounts or endorsements:

504 Loan Amount	Estimated Title Premium
\$ 100,000	\$ 850
\$ 250,000	\$ 1,650
\$ 500,000	\$ 2,980
\$ 750,000	\$ 4,315
\$ 1,000,000	\$ 5,650
\$ 1,500,000	\$7,845

Note: You will pay this cost up front at the closing table. Title Insurance costs will not be repaid to you. (Title Insurance is not required for equipment-only loans.)

c. **Miscellaneous Closing Costs:** Miscellaneous costs are approximately \$500.

Miscellaneous costs include any other expenses incurred in association with the SBA loan closing. These include, but are not limited to: recording fees, UCC filing fees, delivery fees and copying fees.

Note: You will pay these costs up front at the closing table. These costs will not be repaid to you.

2. **Financed Fees:** You do not need to pay certain fees up front. The following items are paid from your loan proceeds at funding: SBA Guarantee Fee (also called Reserve Fee), Funding Fee, CDC Processing Fee, and the SBA Underwriter’s Fee.

3. **Effective Interest Rate:** The interest rate is not set at the time of closing. Your fixed effective interest rate will be locked-in the week prior to the loan’s SBA funding date.

4. **Survey:** All 504 real estate loans require “as-built” surveys. In most cases, we will get a copy from the Lender. If a copy is unavailable from the Lender, you are responsible for the cost of a new survey.

I have read and I acknowledge the above Loan Disclosures and agree to these terms.

(Borrower’s Signature)

(Date)