

## Commercial Real Estate Product Reference Guide

<u>TERMS &amp; CONDITIONS</u>	<u>COMMERCIAL REAL ESTATE LOANS</u>
<b>Eligible Borrowers</b>	Qualified business entity in business minimum of 3 years under same ownership. Financing for acquisition, construction, renovation or refinance of CRE.
<b>Loan/Line Amount</b>	Generally \$25,000 to 7,500,000 per transaction
<b>Guaranty or Co-Borrower</b>	Personal guarantee of business owner(s) or major shareholder(s). Any owner of the borrowing entity may be required to provide financial information and sign personally or as a co-borrower.
<b>Collateral</b>	Secured lien via 1 <sup>st</sup> Deed of Trust or Mortgage on Real Estate.  Max 80% LTV on Owner Occupied Max 75% LTV on Investment
<b>Term/Amortization</b>	Up to 15 year term. Amortization up to 25 years.
<b>Repayment</b>	Equal monthly payments of principal and interest.
<b>Interest Rate</b>	<b><u>Fixed</u></b> : based upon the treasury bill indexes as stated in the Wall Street Journal.  <b><u>Variable</u></b> : based on a spread over the prime lending rate as stated in the Wall Street Journal.
<b>Prepayment Penalty</b>	Four Options: Percentage based upon current loan balance. <ol style="list-style-type: none"> <li>1. 5% of loan balance for first 5 years</li> <li>2. 5/4/3/2/1 – none after year five.</li> <li>3. 5/3/1 – none after year three.</li> <li>4. No penalty (case by case)</li> </ol>
<b>Financial Reporting After Loan is Funded</b>	A minimum of annual review of financial statement(s) and tax returns.

Please contact Sean Riley at Cooperative Business Services, LLC at (502) 533-3136 or by emailing sriley@cbscuso.com with questions about your business loan needs.