<table>
<thead>
<tr>
<th><strong>SMALL BUSINESS LOANS OFFERED BY</strong></th>
<th><strong>Business Development Corporation of SC / Certified Development Corporation of SC</strong></th>
<th><strong>Revised May 2019</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Amount</strong></td>
<td>SBA 7(a) $5,000,000</td>
<td>SBA 504 $5,500,000</td>
</tr>
<tr>
<td><strong>SBA Guarantee?</strong></td>
<td>Yes – 85% on loans ≤$150M; 75% other</td>
<td>$100,000 + fees: aggregate per borrower shall not exceed $250,000</td>
</tr>
<tr>
<td><strong>Level of Bank Obligation</strong></td>
<td>Bank participation may be required if loan amount &gt;$1MM(1)</td>
<td>Interim loan, to be pd off by 504 Perm loan = 50% of eligible costs (maturity ≥ 10 yrs RE, ≥ 7 yrs Equip)</td>
</tr>
<tr>
<td><strong>Subject to Approval by</strong></td>
<td>BDC Loan Committee and SBA</td>
<td>CDC Executive Committee and SBA</td>
</tr>
<tr>
<td><strong>Borrower Qualification(s)</strong></td>
<td>Meets small business size standard; definition of small business varies by business type</td>
<td>Owner-occupied Avg 2-yr after-tax net profit &lt; $5.0MM &amp; Tangible NW &lt; $15MM Satisfy an SBA Public Policy Goal or 1 job created per $75,000 loaned or $120,000 for Manufacturers</td>
</tr>
<tr>
<td><strong>Eligible Uses of Loan Proceeds</strong></td>
<td>Leasehold improvements, inventory, working capital, fixtures, equipment, real estate, debt refinance (according to SBA criteria)</td>
<td>Real estate, long-term fixed assets, machinery and equipment and certain soft costs (including interim loan interest)</td>
</tr>
<tr>
<td><strong>Fee</strong></td>
<td>0.25% of loan amount non-refundable upfront packaging fee SBA Guarantee Fee: ≤$150M loan: 2% of gtd amt &gt;$150,001 - $700M loan: 3% of gtd amt &gt;$700,001: 3.5% of gtd amt up to 1MM plus 3.75% of gtd amount &gt; 1MM</td>
<td>$2,000 good faith deposit</td>
</tr>
<tr>
<td><strong>Term Loan or Revolving?</strong></td>
<td>Term</td>
<td>Term , Revolving or lines of credit(4) (determined by bank)</td>
</tr>
<tr>
<td><strong>Interest Rate</strong></td>
<td>Variable Maturity &lt; 7 yrs: Prime + 2.25% Maturity ≥ 7 yrs: Prime + 2.75%</td>
<td>Fixed at time of debenture funding</td>
</tr>
<tr>
<td><strong>Term</strong></td>
<td>Up to 25 yrs for real estate Up to 10 yrs for other</td>
<td>20 or 25 years for real estate 10 years for equipment</td>
</tr>
<tr>
<td><strong>Equity Injection Requirement</strong></td>
<td>Minimum 10% of total real estate costs Otherwise, determined on a case-by-case basis</td>
<td>Minimum 10% of eligible costs Add 5% if special use facility Add 5% if business &lt; 2 yrs old</td>
</tr>
<tr>
<td><strong>Prepayment Penalty</strong></td>
<td>Only loans with terms of 15 + years, if prepayment in the first 3 years</td>
<td>Yes, for first half of loan term</td>
</tr>
<tr>
<td><strong>Collateral</strong></td>
<td>Business assets, real estate, personal residence, collateral assignment of life insurance, assignment of brokerage account (not retirement), assignment of CD; no vehicles</td>
<td>2nd REM and/or Equipment (behind bank’s 1st) collateral assignment of life insurance Add’l non-project assets at CDC/SBA discretion</td>
</tr>
<tr>
<td><strong>Loan Servicing</strong></td>
<td>BDC services (even if bank buys a participation)</td>
<td>CDC services 504 loan</td>
</tr>
</tbody>
</table>

**SSBCI Loan Participation**

| $1,000,000 and under |

**Footnotes:**

1. BDC - Bank of Deposit
2. CDC - Certified Development Corporation
3. SC CAP - Small Business and Development Corporation
4. SSBCI - Small Business and Development Corporation of South Carolina

*See footnotes on reverse side*
BDC’s maximum (unguaranteed) exposure is $500,000; therefore, the bank would be required to buy a participation for any unguaranteed amount over $500,000.

SBA requires a personal resources test to verify that the borrower does not have add’l liquid resources to inject (formula includes an exemption amt based on loan amt).

See minimum and maximum charges in SC CAP Lender Participation Agreement.

Lines of Credit filed under the SC CAP program can be renewed with no new fees, as long as the line amount is not increased.

Premium charges paid by Borrower shall not be less than 1% or greater than 3.5% of the amount of the loan; Premium charges paid by Lender shall be equal to the amount paid by borrower. However, the Lender may recover from the Borrower the cost of Lender’s payment.

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**Business Development Corporation of SC / Certified Development Corporation of SC**

**Contact Information**

**Mailing Address:**
P.O. Box 21823
Columbia, SC 29221

**Physical Address:**
111 Executive Center Dr., Ste 225
Columbia, SC 29210

**Main Phone #:** (803) 798-4064

**Main Fax #:** (803) 798-1224

**http://www.businessdevelopment.org**

For new loan inquiries please contact:

Rob Evans: 803-744-0308  Cell-757-287-0988  Revans@BDCofSC.org
Ted Crosson: 803-744-0312  Cell-803-622-5787  TCrosson@BDCofSC.org
Julie Mele (Loan Officer Assistant): 803-744-0314  JMele@BDCofSC.org

For new SSBCI loan inquiries please contact:

Nat Green: (803) 744-0309  Cell- 843-415-6441  NGreen@BDCofSC.org

For approved loans pending closing information please contact:

Jessica Preheim: (803) 744-0313  JPreheim@BDCofSC.org
Shannon Cross: (803) 744-0304  SCross@BDCofSC.org

For existing loan servicing please contact:

SBA 504 Loans: Sherri Scearce  (803) 744-0306  SScearce@BDCofSC.org
SBA 7(a) Loans: Ron Derrick  (803) 744-0307  RDerrick@BDCofSC.org

**Additional contacts:**

Peter Shand, President  (803) 744-0305  PShand@BDCofSC.org
Stephanie Bell, Accounting Manager  (803) 744-0302  SBell@BDCofSC.org
Brian Hofferth, Credit Underwriting  (803) 744-0311  BHofferth@BDCofSC.org
Scott Smith  (803) 744-0315  SSmith@BDCofSC.org

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**Small Business Development Centers** offers one stop assistance to individuals and small businesses by providing a wide variety of information and guidance. To locate a SBDC in your area please visit the following link:


**U.S. Small Business Administration**

**South Carolina District Office**
1835 Assembly Street, Ste. 1425
Columbia, SC 29201

**SBA General Number**  (803) 765-5377

You can also visit SBA online at: [www.sba.gov](http://www.sba.gov)

**SCORE** is the United States’ premier source of free and confidential small business advice for entrepreneurs. To locate a SCORE office in your area please visit their website at: [www.score.org](http://www.score.org)