

504 Debt Refinancing

PROJECT ELIGIBILITY AND CHECKLIST

Key Points to Remember

What Qualifies?

- Debt must have been in place for at least 6 months
 - » *Note: an extension of an existing note is ok*
- Substantially all (≥85%) of the debt must have been used for 504-eligible uses (i.e. the acquisition or improvement of fixed assets)
 - » *Note: SBA differentiates between collateral securing a loan versus the loan's use of proceeds. Even if there is plenty of equity or the loan is secured by 504-eligible fixed assets, the loan is not eligible for 504 Refinancing if its original purpose did not include the acquisition or improvement of 504-eligible assets.*
- If a commercial mortgage, property must be ≥51% owner-occupied
 - » *Note: no investment real estate*
- Can be a government-guaranteed loan (7a, 504) under certain conditions
- If a cash-out refinance, cash must be used by the business for eligible business expenses incurred within the next 18 months, or to pay off/down business lines of credit or business credit cards

Loan-to-Value ratios:

- **Cash-Out Refinance:** 85% LTV
 - Cash out for eligible business expenses is limited to ≤20% of the appraised value
- **No Cash-Out Refinance** 90% LTV

Appraisal requirements:

- Must be dated within 12 months of application
- Prefer at application, but required for funding
- Must name both Small Business Growth Corporation and the U.S. Small Business Administration as recipients on the report

Application Checklist

504 Refinance Documentation:

- Executed promissory note
- Statement/disbursement sheet showing use of proceeds
- Recorded mortgage/deed, land sale contract or contract for deed showing the applicant's interest in the real estate
- Executed security agreement
- Recorded UCC (if applicable)
- Any modifications or extensions
- Pay-off statement
- Real estate appraisal (<12 months)
- Payment history
- Security Agreement, if applicable

Company Information:

- Corporate tax returns for business and affiliates (3 yrs)
- Interim financial statements for business and affiliates with most recent aging of accounts receivable and payable (< 90 days)
- Schedule of existing company debts
- Two-year projection of income and expenses with assumptions

Owner Information (for each ≥20% owner of the operating company or the real estate):

- Personal financial statement
- Personal data sheet
- Last three years income tax returns
- Copy of Driver's license

Other:

- Application fee of \$1,000 payable to Small Business Growth Corporation

What's New?

- The loan to be refinanced only needs to have been in place for 6 months (*down from 2 years*)
- Existing debt subject to a federal guarantee is eligible under certain conditions (*7a and 504 loans were previously ineligible*)
- Allows existing jobs (measured on a full-time equivalent basis) to be counted as jobs retained by the refinancing project (*previously had to create one job for every \$75,000 of SBA funds received*)
- For 504 refinancing with expansion, the cap on the amount of existing debt eligible is 100% of expansion costs - *up from just 50% of expansion costs*



Common Eligibility Issues

504 REFINANCE RULES, ISSUES AND POSSIBLE WORKAROUNDS



RULE	ISSUE	POSSIBLE WORK-AROUND?
Qualified Debt must be in place for at least 6 months prior to application.	Loan #456 was made only 3 months ago, but loan #456 was a refinance of loan #123, the proceeds of which were 504 eligible.	SBA will consider the qualified debt to be "in place" for 6 months if, together, loan #123 and #456 have been in place for at least 6 months. All loan documents/genealogy from loan #123 will have to be provided in the application as well.
Substantially all (≥85%) of the loan's proceeds were used for a 504-eligible purpose.	Loan #123 was for the purchase of stock in operating company.	Since loan #123 was for the purchase of the stock of the operating company, which includes goodwill, inventory, receivables, etc., it does not qualify as being ≥85% for the acquisition or improvement of fixed assets so it is ineligible.
	Loan #123 financed the purchase of real estate 5 years ago. Last year, the borrower refinanced the building and took cash out to do improvements.	If there is not sufficient documentation (purchase contracts, receipts, disbursement authorization, etc) to prove ≥85% of the revolving line of credit was used to acquire/improve 504-eligible assets, then it would be ineligible.
	Loan #123 financed the purchase of real estate but has been paid in full. The borrower subsequently received a line of credit, which is secured by the real estate. The line of credit financed working capital.	Loan #123 was paid in full, therefore there is no qualified debt. Since the line of credit was used to finance working capital, it would not be eligible for 504 refinancing.
No additional disbursements (other than to cover closing costs) in the last 6 months.	Loan #123 is a revolving line of credit.	If there were disbursements within the past six months the loan would not be eligible until there are no new disbursements for 6 months. If there were no disbursements in the past 6 months, the loan may be eligible, but please provide the loan's disbursement and payment history.
Existing debt subject to a federal guarantee is eligible under certain conditions.	Loan #123 is an existing 504 loan with an interest rate over 5%.	An existing 504 loan can be refinanced with a new 504 under the following conditions: (1) both the Third Party loan and the 504 are refinanced or the Third Party loan is paid in full; (2) it provides a substantial benefit to the borrower (a minimum 10% savings on the new installment attributable to the debt being refinanced); (3) if using a new CDC, the existing CDC must provide a letter stating they are either unwilling or unable to refinance the debt.
Eligible business expenses are limited to a maximum of 20% of the fair market value of the eligible 504 asset and the total advance cannot exceed 85%.	Loan #123 is eligible and totals 80% of the FMV of the 504-eligible asset. The borrower would like to take cash out equal to 20% of the FMV to pay off a line of credit.	Loan #123 can be refinanced. However, the entire line of credit would not be paid off as the qualified debt plus the line of credit would exceed the maximum advance of 85%. The amount of cash-out would be limited to 5% of the FMV.
	Loan #123 is eligible. The business would like to take cash-out equal to 20% of the FMV to cover business expenses outstanding and due within the next 18 months. However, the expenses total <20% of the FMV. Also, the business received EIDL and PPP loans to help cover expenses.	If the 20% max cash-out exceeds the total of Eligible Business Expenses, the maximum amount of the cash-out will be limited to the expense total. Additionally, the dollars received from EIDL and PPP loans to cover expenses will be subtracted from the amount of Eligible Business Expenses.
SBA financing is for owner-occupied property only.	Loan #123 is for a commercial property, but 65% is leased to unrelated parties.	The SBA's ≥51% occupancy requirements apply to 504 Refinancing as well. The current appraisal must reflect the applicant OC meets the SBA occupancy requirements.