



CBS Commercial Real Estate Product Reference Guide

<u>TERMS & CONDITIONS</u>	<u>COMMERCIAL REAL ESTATE LOANS</u>
Eligible Borrowers	Qualified business entity in business minimum of 3 years under same ownership. Financing for acquisition, construction, renovation or refinance of CRE.
Loan/Line Amount	Generally \$25,000 to 7,500,000 per transaction
Guaranty or Co-Borrower	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.
Collateral	Secured lien via 1 st Deed of Trust or Mortgage on Real Estate. Max 80% LTV on Owner Occupied Max 75% LTV on Investment
Term/Amortization	Up to 15 year term. Amortization up to 25 years.
Repayment	Equal monthly payments of principal and interest.
Interest Rate	<u>Fixed</u> : based upon the treasury bill indexes as stated in the Wall Street Journal. <u>Variable</u> : based on a spread over the prime lending rate as stated in the Wall Street Journal.
Minimum Origination Fee	Minimum of 75 basis points (.0075%) payable to CBS
Prepayment Penalty	Four Options: Percentage based upon current loan balance. 1. 5% of loan balance for first 5 years 2. 5/4/3/2/1 – none after year five. 3. 5/3/1 – none after year three. 4. No penalty (case by case)
Financial Reporting After Loan is Funded	A minimum of annual review of financial statement(s) and tax returns.

Please contact Cooperative Business Services, LLC at (888) 697-9555 with specific questions regarding eligibility, underwriting and processing.