



Minnesota Business Finance Corporation

Expansion + Refinance Checklist

Definition of Expansion – any project that involves the acquisition, construction or improvement of land, building, or equipment for use by the small business.

_____ Amount eligible for refinancing must be no more than 100% of the cost of expansion.

_____ Debt was used to finance SBA-eligible assets (as described above), and is collateralized by fixed assets.

_____ Debt was incurred for the benefit of the small business.

_____ Existing 7(a) and 504 loans are eligible to be refinanced. For 7(a) loans, the existing lender must provide documentation that they are unwilling or unable to modify the current payment schedule. In the case of Same Institution Debt, if the Third Party Lender is the 7(a) lender, the loan will be eligible for 504 refinancing only if the lender is unable to modify the terms of the existing loan because a secondary market investor will not agree to modified terms. If including a 504 in the refinance, the entire TPL loan and SBA 504 loan must be included in the project.

_____ The refinancing will provide substantial benefit to the borrower. The new loan amount will be at least 10% less than the new payment. The refinancing will provide better terms, or rate of interest than the existing debt.

_____ The borrower has been current on all payments for not less than 1 year preceding the date of the refinancing. Provide copy of payment transcript from the bank with no 30+ day late payments.

_____ 504 proceeds are not used to refinance debt owed to an associate of the loan applicant, an SBIC, any creditor in a position to sustain a loss causing a shift to SBA of all or part of a potential loss from the existing debt.

_____ Provide copies of note, recorded mortgage, security agreement, UCC financing statements, settlement statements, and any other collateral documentation securing the existing debt. If debt has been refinanced, provide copies of original loan documents, at least 85% or more of the original loan being refinanced must have been used for 504 eligible purposes.

_____ Current pay-off statement on loan(s) being refinanced.

_____ Appraisal within 12 months of application documenting market value of assets securing debt to be refinanced. MBFC and SBA listed as intended users of report.

_____ MBFC will provide SBA form of commitment letter with language specific to permanent debt refinance.