



# SBA Loan Programs

Union Bank offers several government guaranteed loan programs to help your business. These programs are designed to provide the financing your business needs with more favorable terms than other financing options. Small Business Administration (SBA) loans feature lower down payments and longer terms than conventional financing, and flexible terms.

## Is SBA Financing Right For You?

SBA financing may be right for you if:

- You are buying an existing business
- You have been in business only a short time
- You are limited on the collateral you can provide
- You need additional working capital
- You only have a limited down payment for your business purchase
- You are unable to obtain financing with reasonable terms through conventional methods

We can help you qualify and apply for an SBA loan, and help you choose the program that works best for your business:

- 7(a) Loan Program
- SBA Express Loan Program
- 504 Loan Program

We are an established SBA Lender with a dedicated Loan Operations Department, which means better and faster service for you and your business.



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## 7(a) Loan Program

The 7(a) Loan Program is one of the SBA's primary lending programs. It provides loans to small businesses unable to secure financing on reasonable terms through normal lending channels.

### Program Benefits

- Loans up to \$5 million
- Longer terms
- Mitigates collateral shortfalls
- No balloon payments
- Lower equity injections

### Eligibility Requirements

- For-profit business
- Have reasonable owner equity to invest
- Engaged in business within the United States
- Personal guarantees required from each owner with a 20% or more ownership stake in the business

### SBA-approved Loan Proceed Purposes

- Purchase land or buildings for new construction, expansion or conversion of existing facilities
- Purchase equipment, machinery, furniture, fixtures, supplies or materials
- Working capital
- Refinancing of existing business indebtedness
- Purchase an existing business

## SBA Express Loan Program

The SBA Express Loan Program is similar to the 7(a) Loan Program for smaller loans with faster approval.

- Loans available up to \$500,000
- Simple underwriting process
- Longer terms with competitive rates
- Variable rates available for revolving period options
- No current SBA fees until 9/30/2025
- Can be used to finance working capital, inventory, equipment and purchase or refinance of owner-occupied real estate

## 504 Loan Program

The 504 Loan Program provides growing businesses with long-term, fixed-rate financing to acquire major fixed assets for expansion or modernization. This program is designed to encourage economic development within a community. Eligible businesses include small and medium-sized companies where financing will help them create and retain jobs for the local community.

### Program Benefits

- Loans up to \$5 million
- Low down payment of 10–15%
- Low long-term fixed rates
- Longer term fully amortizing loans

### Other Eligibility Requirements

- Borrower's net worth of less than \$15 million
- Borrower's average net income of less than \$5 million
- Commercial real estate must be owner occupied
- Personal guarantees required from each owner with a 20% or more ownership stake in the business

### SBA-approved Loan Proceed Purposes

- Purchase of land, including existing buildings
- Purchase of improvements
- Construct new facilities or modernize, renovate or convert existing facilities
- Purchase long-term machinery and equipment

**Ask to speak with a Union Bank  
Commercial Banker today!**