

Lender Credit Memorandum

Minnesota Business Finance Corporation
616 Roosevelt Road, Suite 200
St Cloud, MN 56301

Regarding: SBA 504 Loan #: _____
SBC: _____

Dear _____,

I/we have a borrower that has an SBA 504 loan that is serviced by the Minnesota Business Finance Corporation and I/we am/are writing to inform your office of a proposed change to the borrower's business.

Proposed Action:

Reason For Request:

The Plan:

Status of SBA Loan:

Date Funded: _____

Amount Funded: \$ _____

Current Balance: \$ _____

Loan Status: check one Current, Catch up(deferment), Accelerated, Other _____

Servicing History: Have payments been on time? YES NO

All real estate taxes are current? YES NO

Hazard insurance is carried with _____ and is current? YES NO
(agency name)

Status of First Lien Holder:

Lender: _____

Amount Funded: \$ _____

Current balance: \$ _____

Interest Rate & Type: _____

Term: _____

Summary of Guarantors: (List Guarantors below)

- 1.
- 2.
- 3.

Consent forms have been or will be obtained from all guarantors for this proposed action

Collateral Analysis: Provide date of last appraisal and current market value of property secured for the SBA 504 loan before proposed request. Also, describe change in collateral value and how the value will change after the proposed request.

Cash Flow analysis (000's)				
	1999	2000	2001	YTD 2002
Net income (loss)				
Depreciation				
Interest				
Cash Available for Debt Services				
Existing 1st REM				
Proposed 2nd REM				
SBA 504 3rd REM				
Total Principal & Interest (P & I)				
Excess (deficit) Cash Flow				

Other Information: Please provide any other information that may be pertinent to the proposed request.

Sincerely,

Enclosures: (See Lender Checklist for items that must be included with this letter)