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LEGAL ALERT

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Comprehensive List of Federal, State and Other COVID-19 Programs to Aid Businesses

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The COVID-19 outbreak is causing extraordinary disruption to many companies and non-profit organizations in New Jersey. To ease the financial burden many employers are currently feeling, financial relief is available. Bipartisan federal legislation provides small and mid-sized business with relief such as compensation for providing sick leave to employees, and tax credits for providing up to three months of Paid Family Leave.

Meanwhile, a package of initiatives approved by the New Jersey Economic Development Authority (NJEDA) includes a grant program for small businesses, a zero-interest loan program for mid-sized companies, support for private lenders and Community Development Financial Institutions (CDFIs), funding for entrepreneurs, and a variety of resources providing technical support and marketplace information. The New Jersey initiatives alone provide more than $75 million of State and private financial support.

The following are the primary programs available:

Federal Programs

1. Paycheck Protection Program

The Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") creates a new Small Business Administration (SBA) loan program designated as the "Paycheck Protection Program." The Paycheck Protection Program will be implemented through an expansion of the SBA's existing Section 7(a) program and will offer employers the opportunity to secure low-interest loans in amounts of up to $10 million.

If eligible employers (those with less than 500 employees, including affiliates. Franchises and employers with a NAICS code beginning with 72 are exempt from the affiliation rules and will be eligible to apply on a site specific basis, if the number of employees at that site does not exceed 500) use those loans to continue funding payroll, rent, mortgage interest and utilities, a portion of the loan may be permanently forgiven.

Effective April 16, 2020, the initial funding for this program was exhausted and lenders stopped accepting applications for this program. The Congress has since passed legislation providing additional funding and President Trump signed that legislation into law today. It is anticipated that lenders will soon begin accepting applications again on a first come first served basis.

Paycheck Protection Program loan proceeds may be used for the following purposes:

- Payroll support (including paid sick or medical leave)
- Employee salaries
- Mortgage Interest
- Rent and utility payments
- Medical Insurance premiums

- Interest on other qualified debts
- Refinance of EIDL loan

Borrowers who have incurred certain expenses during an eight-week period following origination of the Paycheck Protection Program loan, may be eligible for loan forgiveness, to the extent that the loan proceeds were applied to:

- Payroll costs (must constitute at least 75% of the forgivable amount)
- Interest accrued on an eligible mortgage in place prior to February 15, 2020
- Rental payments pursuant to a lease that was in effect prior to February 15, 2020
- Certain utility costs for service that commenced prior to February 15, 2020

Note that while payments of interest on other qualified debts constitute an allowable use of the loan proceeds, such payments may not be included in the amount to be forgiven.

Loan forgiveness is tied to employee retention and continued employee compensation. If an employer fails to retain employees or reduces employee compensation beyond certain benchmarks set forth in the CARES Act, the amount of loan forgiveness will be reduced. No personal or collateral guaranty will be required

- No certification by Borrower that it is unable to obtain credit elsewhere
- There will be a requirement that the Borrower certify that the loan is necessary due to circumstances created by the COVID-19 pandemic
- The Borrower must certify that the loan proceeds will be used for a purpose permitted under the CARES Act
- The Borrower must also certify that it is not receiving funds from another SBA program for the same purposes for which the Borrower has applied under the CARES Act
- Paycheck Protection Program loans will have a term not to exceed two years
- The interest rate on a Paycheck Protection Program loan shall not exceed 1% and interest payments are deferred for up to one year
- No prepayment penalty shall be applied to a CARES Act loan.

2. SBA Debt Relief Program

The SBA will automatically pay the principal, interest and fees of current 7(a), 504 and microloans for a period of six months.

The SBA will also automatically pay the principal, interest and fees of new 7(a), 504 and microloans issued prior to September 27, 2020. Essentially, subsection (c) states that the SBA Administrator shall pay the principal, interest and any associated fees that are owed on a covered loan in a regular servicing status for a 6-month period.

For a covered loan made before the enactment of the Cares Act and not on deferment, the 6-month period commences with the next payment due on the covered loan.

For a covered loan made before the enactment of the Cares Act and on deferment, the 6-month period commences with the next payment due on the covered loan after the deferment period.

For a covered loan made during the period commencing on or after the date of enactment of the Cares Act and ending 6 months later, the 6-month period commences with the first payment on the covered loan.

3. Main Street Lending Program

Section 4003 of the CARES Act provides that the Board of Governors of the Federal Reserve Bank ("Reserve Bank") may establish a main street lending program to support small and mid-sized businesses using funds appropriated by section 4027 of the CARES Act. The following two programs have been established pursuant to the Reserve Bank's CARES Act authorization:

A. Main Street Expanded Loan Facility ("MSELF"). This program will expand or increase certain eligible term loans made by an Eligible Lender(s) to an Eligible Borrower that were originated before April 8, 2020.

The MSELF, which has been authorized under section 13(3) of the Federal Reserve Act, is intended to facilitate lending to small and medium-sized businesses by Eligible Lenders. Under MSELF and the Main Street New Loan Facility ("MSNLF"), a Reserve Bank will commit to lend to a single common special purpose vehicle ("SPV") on a recourse basis. The SPV is an entity created specifically for the purpose of participating in MSELF loans with Eligible Lenders. The SPV will purchase 95% participations in the upsized tranche of Eligible Loans from Eligible Lenders.

Eligible Lenders would retain 5% of the upsized tranche of each Eligible Loan. The Department of the Treasury, using funds appropriated to the Exchange Stabilization Fund under section 4027 of the CARES Act, will make a $75 billion equity investment in the single common SPV in connection with the Facility and the MSNLF. The combined size of the Facility and the MSNLF will be up to $600 billion.

Eligible Borrowers are businesses with up to 10,000 employees or up to $2.5 billion in 2019 annual revenues. Each Eligible Borrower must be a business that is created or organized in the United States or under the laws of the United States with significant operations in and a majority of its employees based in the United States. Eligible Borrowers that participate in the Facility may not also participate in the MSNLF or the Primary Market Corporate Credit Facility.

Eligible Loans: An Eligible Loan is a term loan made by an Eligible Lender(s) to an Eligible Borrower that was originated before April 8, 2020, provided that the upsized tranche of the loan has the following features:

- 4-year maturity;
- Amortization of principal and interest deferred for one year;
- Adjustable rate of SOFR + 250-400 basis points;
- Minimum loan size of $1 million;
- Maximum loan size that is the lesser of (i) $150 million, (ii) 30% of the Eligible Borrower's existing outstanding and committed but undrawn bank debt, or (iii) an amount that, when added to the Eligible Borrower's existing outstanding and committed but undrawn debt, does not exceed six times the Eligible Borrower's 2019 earnings before interest, taxes, depreciation, and amortization ("EBITDA"); and

- Prepayment permitted without penalty. Required Attestations: In addition to certifications required by applicable statutes and regulations, the following attestations will be required with respect to the upsized tranche of each Eligible Loan:

  The Eligible Lender must attest that the proceeds of the upsized tranche of the Eligible Loan will not be used to repay or refinance pre-existing loans or lines of credit made by the Eligible Lender to the Eligible Borrower, including the pre-existing portion of the Eligible Loan.

The Eligible Borrower must commit to refrain from using the proceeds of the upsized tranche of the Eligible Loan to repay other loan balances. The Eligible Borrower must commit to refrain from repaying other debt of equal or lower priority, with the exception of mandatory principal payments, unless the Eligible Borrower has first repaid the Eligible Loan in full.

The Eligible Lender must attest that it will not cancel or reduce any existing lines of credit outstanding to the Eligible Borrower. The Eligible Borrower must attest that it will not seek to cancel or reduce any of its outstanding lines of credit with the Eligible Lender or any other lender.

The Eligible Borrower must attest that it requires financing due to the exigent circumstances presented by the coronavirus disease 2019 ("COVID-19") pandemic, and that, using the proceeds of the upsized tranche of the Eligible Loan, it will make reasonable efforts to maintain its payroll and retain its employees during the term of the upsized tranche of the Eligible Loan.

The Eligible Borrower must attest that it meets the EBITDA leverage condition stated in section 5(iii) of the paragraph above specifying required features of Eligible Loans.

The Eligible Borrower must attest that it will follow compensation, stock repurchase, and capital distribution restrictions that apply to direct loan programs under section 4003(c)(3)(A)(ii) of the CARES Act.

Eligible Lenders and Eligible Borrowers will each be required to certify that the entity is eligible to participate in the Facility, including in light of the conflicts of interest prohibition in section 4019(b) of the CARES Act.

B. Main Street New Loan Facility ("MSNLF"). This program will be used to fund entirely new unsecured term loans made on or after April 8, 2020.

Eligible Borrowers are businesses with up to 10,000 employees or up to $2.5 billion in 2019 annual revenues. Each Eligible Borrower must be a business that is created or organized in the United States or under the laws of the United States with significant operations in and a majority of its employees based in the United States. Eligible Borrowers that participate in the Facility may not also participate in the MSELF or the Primary Market Corporate Credit Facility.

An Eligible Loan is an unsecured term loan made by an Eligible Lender(s) to an Eligible Borrower that was originated on or after April 8, 2020, provided that the loan has the following features:

- 4-year maturity;
- Amortization of principal and interest deferred for one year;
- Adjustable rate of SOFR + 250-400 basis points;
- Minimum loan size of $1 million;
- Maximum loan size that is the lesser of (i) $25 million or (ii) an amount that, when added to the Eligible Borrower's existing outstanding and committed but undrawn debt, does not exceed four times the Eligible Borrower's 2019 earnings before interest, taxes, depreciation, and amortization ("EBITDA"); and
- Prepayment permitted without penalty.

In addition to certifications required by applicable statutes and regulations, the following attestations will be required with respect to each Eligible Loan:

The Eligible Lender must attest that the proceeds of the Eligible Loan will not be used to repay or refinance pre-existing loans or lines of credit made by the Eligible Lender to the Eligible Borrower.

The Eligible Borrower must commit to refrain from using the proceeds of the Eligible Loan to repay other loan balances. The Eligible Borrower must commit to refrain from repaying other debt of equal or lower priority, with the exception of mandatory principal payments, unless the Eligible Borrower has first repaid the Eligible Loan in full.

An Eligible Borrower will pay an Eligible Lender an origination fee of 100 basis points of the principal amount of the Eligible Loan. The SPV will pay an Eligible Lender 25 basis points of the principal amount of its participation in the Eligible Loan per annum for loan servicing.

4. Expanded access to U.S. Small Business Administration Economic Injury Disaster Loans and Advances

Effective April 16, 2020, the initial funding for this program was exhausted and lenders stopped accepting applications for this program. The Congress has since passed legislation providing additional funding and President Trump signed that legislation into law today. It is anticipated that lenders will soon begin accepting applications again on a first come first served basis.

In response to the COVID-19 pandemic, small business owners in all U.S. states, Washington, D.C., and territories are eligible to apply for and Economic Injury Disaster Loan advance of up to $10,000 (generally no more than $1,000 per employee). This advance will provide economic relief to businesses that are currently experiencing a temporary loss of revenue. Funds will be made available following a successful application. The loan advance will not have to be repaid.

Allowable use of funds includes (i) providing paid sick leave to employees unable to work due to the direct effect of COVID-19 (ii) maintaining payroll to retain employees during business disruptions or substantial slowdowns (iii) meeting increased costs to obtain materials unavailable from the applicant's original source due to interrupted supply chains (iv) making rent or mortgage payments and (v) repaying obligations that cannot be met due to revenue losses.

During the period from January 31, 2020 to December 31, 2020 (the "covered period") the term "eligible entity" for purposes of a loan made under 7(b)(2) of the Small Business Act (15 USC 636(b)(2) has been expanded to include (i) a business with not more than 500 employees (ii) any individual who operates under a sole proprietorship, with or without employees, or as an independent contractor (iii) a cooperative with not more than 500 employees (iv) an ESOP (as defined in section 3 of the Small Business Act (15 USC 632) with not more than 500 employees or (v) a tribal small business concern, as described in section 31 (b)(2)(C) of the Small Business Act (15 USC 657a(b)(2)(C), with not more than 500 employees.

The EIDL loan comes directly from the SBA to Borrower. Borrower makes application through the SBA website rather than through an SBA lender.

Maximum loan is equal to $2,000,000.

Interest rate of 3.75% for small businesses and 2.75% for non-profits.

Borrowers should request the advance when making application. If the loan is not approved, there is no need to repay the advance.

Collateral is required for loans in excess of $25,000. SBA will obtain a blanket security interest in business assets, but will not require a mortgage on real property.

Borrowers may have multiple loans from different disasters, but they may not be consolidated.

5. Express Bridge Loan (EBL) Pilot Program

The EBL Pilot Program was established in 2017 to supplement the SBA's direct disaster loan capabilities.

Authorizes SBA Express Lenders to provide expedited SBA guaranteed bridge loan financing on an emergency basis in amounts up to $25,000 for disaster-related purposes to small businesses located in communities affected by Presidentially declared disasters, during the period while those small businesses apply for and await long-term financing such as the EIDL program.

Effective March 25, 2020 the SBA expanded the program to include small businesses nationwide adversely impacted under the Coronavirus Disease (COVID-19) Emergency Declaration issued by President Trump on March 13, 2020 (the "COVID-19 Emergency Declaration").

Simultaneously, the SBA extended the term of the EBL Pilot Program through March 13, 2021.

Typically, EBL loans may only be approved within 6 months after the date of a given Presidential Disaster Declaration. For the COVID-19 Emergency Declaration, EBL loans can be approved through March 13, 2021.

The small business must have been in operation when the declared disaster commenced (March 13, 2020 for COVID-19) and must meet all other 7(a) loan eligibility requirements as set forth in 13 CFR 120.100 through 120.111 and SOP 50 10.

Business must demonstrate credit not available elsewhere.

SBA Express Lenders must document that the business was operating on March 13, 2020 and has been adversely impacted by the COVID-19 emergency.

An EBL applicant (including affiliates) may only apply for one EBL loan per applicable Presidential declaration.

Maximum term is 7 years and must be structured as a term loan (revolving lines of credit are not permitted).

The SBA Express Lender may require the EBL borrower to pay the EBL loan in full or in part if the borrower is approved for long term disaster financing that allows loan proceeds to be used for

EBL loan reimbursement or the lender may permit the loan to amortize over a maximum term of 7 years if borrower does not obtain long-term disaster financing.

Loan proceeds must be used to support the survival and/or reopening of the small business.

Loan proceeds must be disbursed as working capital (this requirement is specific to COVID-19).

Maximum allowable interest rate is 6.5% over the Prime Rate.

Lender may not impose fees except for (i) an Application Fee equal to the greater of 2% of the loan or $250, (ii) a late payment fee not to exceed 5% of the scheduled payment and (iii) the reasonable costs of liquidation.

Subject to same upfront guaranty fee and annual service fee lender's pay for 7(a) loans.

No collateral required.

Underwriting of the loan is streamlined. Lender must have an existing relationship with the applicant on the date of the Presidential Declaration (March 13, 2020 for COVID-19) and will only be required to screen for a Small Business Scoring Service (SBSS) Score and personal credit score, together with obtaining and IRS Tax transcript or its equivalent.

6. Primary Market Corporate Credit Facility

The Primary Market Corporate Credit Facility (PMCCF) was established to support credit to large employers for bond and syndicated loan issuance. The PMCCF will allow companies access to credit so that they are better able to maintain business operations and capacity during the period of dislocations related to the pandemic.

The Federal Reserve Bank of New York will finance a special purpose vehicle (SPV) for the SPV to (i) purchase qualifying bonds as the sole investor in a bond issuance and (ii) purchase portions (up to 25%) of a syndicated loan or bond at issuance. The Department of the Treasury will make a $75 billion equity investment in the SPV to support the PMCCF and the Secondary Market Corporate Credit Facility. The PMCCF was established by the Federal Reserve under the authority of Section 13(3) of the Federal Reserve Act, with approval of the Treasury Secretary.

Eligible corporate bonds must meet each of the following criteria at the time of bond purchase: (i) issued by an eligible issuer; and (ii) have a maturity of 4 years or less.

The SPV also may purchase portions of syndicated loans or bonds of eligible issuers at issuance. Eligible syndicated loans and bonds must meet each of the following criteria at the time of purchase: (i) issued by an eligible issuer; and (ii) have a maturity of 4 years or less. No more than 25 percent of any loan syndication or bond issuance may be purchased by the SPV.

The SPV will cease purchasing eligible assets no later than September 30, 2020, unless the program is extended by the Board of Governors of the Federal Reserve System and the Treasury Department. The Reserve Bank will continue to fund the SPV after such date until the holdings either mature or are sold.

7. Employee Retention Tax Credit

This is a fully refundable tax credit for employers equal to 50 percent of qualified wages (including allocable qualified health plan expenses) that Eligible Employers pay their employees. Key points are set forth below:

Qualified Wages. The Credit applies to qualified wages paid after March 12, 2020, and before January 1, 2021. The maximum amount of qualified wages taken into account with respect to each employee for all calendar quarters is $10,000, so that the maximum credit for an Eligible Employer for qualified wages paid to any employee is $5,000. Qualified wages are:

a. wages (as defined in section 3121(a) of the Internal Revenue Code (the "Code")) and compensation (as defined in section 3231(e) of the Code) paid by an Eligible Employer to employees after March 12, 2020, and before January 1, 2021. Qualified wages include the Eligible Employer's qualified health plan expenses that are properly allocable to the wages.

b. The definition of qualified wages depends, in part, on the average number of full-time employees (as defined in section 4980H of the Code) employed by the Eligible Employer during 2019. If the Eligible Employer averaged more than 100 full-time employees in 2019, qualified wages are the wages paid to an employee for time that the employee is not providing services due to either condition set forth in Paragraph 2a or 2b below. For these employers, qualified wages taken into account for an employee may not exceed what the employee would have been paid for working an equivalent duration during the 30 days immediately preceding the period of economic hardship. If the Eligible Employer averaged 100 or fewer full-time employees in 2019, qualified wages are the wages paid to any employee during any period of economic hardship described Paragraph 2a or 2b below.

c. The term qualified wages includes so much of the eligible employer's qualified health plan expenses as are properly allocable to such wages.

Eligible Employers. Those that carry on a trade or business during calendar year 2020, including a tax-exempt organization, that either:

a. Fully or partially suspends operation during any calendar quarter in 2020 due to orders from an appropriate governmental authority limiting commerce, travel, or group meetings (for commercial, social, religious, or other purposes) due to COVID-19; or

b. Experiences a significant decline in gross receipts during the calendar quarter.

Partial Suspension. The operation of a trade or business may be partially suspended if an appropriate governmental authority imposes restrictions upon the business operations by limiting commerce, travel, or group meetings (for commercial, social, religious, or other purposes) due to COVID-19 such that the operation can still continue to operate but not at its normal capacity.

Significant Decline in Gross Receipts. A circumstance that begins with the first quarter in which an employer’s gross receipts for a calendar quarter in 2020 are less than 50 percent of its gross receipts for the same calendar quarter in 2019. The significant decline in gross receipts ends with the first calendar quarter that follows the first calendar quarter for which the employer’s 2020 gross receipts for the quarter are greater than 80 percent of its gross receipts for the same calendar quarter during 2019.

Application of Credit. The credit is allowed against the employer portion of social security taxes under section 3111(a) of the Internal Revenue Code (the “Code”), and the portion of taxes imposed on railroad employers under section 3221(a) of the Railroad Retirement Tax Act (RRTA) that corresponds to the social security taxes under section 3111(a) of the Code.

Credits are Fully Refundable. The credits are fully refundable because the Eligible Employer may get a refund if the amount of the credit is more than certain federal employment taxes the Eligible Employer owes. That is, if for any calendar quarter the amount of the credit the Eligible Employer is entitled to exceeds the employer portion of the social security tax on all wages (or on all compensation for employers subject to RRTA) paid to all employees, then the excess is treated as an overpayment and refunded to the employer under sections 6402(a) and 6413(a) of the Code. Consistent with its treatment as an overpayment, the excess will be applied to offset any remaining tax liability on the employment tax return and the amount of any remaining excess will be reflected as an overpayment on the return. Like other overpayments of federal taxes, the overpayment will be subject to offset under section 6402(a) of the Code prior to being refunded to the employer.

Reporting of Credits. Eligible Employers will report their total qualified wages and the related credits for each calendar quarter on their federal employment tax returns, usually Form 941, Employer's Quarterly Federal Tax Return. Form 941 is used to report income and social security and Medicare taxes withheld by the employer from employee wages, as well as the employer’s portion of social security and Medicare tax.

Access to IRS Deposits. An Eligible Employer may fund the qualified wages by accessing federal employment taxes, including those that the Eligible Employer already withheld, that are set aside for deposit with the IRS, for other wage payments made during the same quarter as the qualified wages. The Eligible Employer may reduce the amount of federal employment taxes it deposits for a given quarter by half of the amount of the qualified wages paid in that calendar quarter. The Eligible Employer must account for the reduction in deposits on the Form 941, Employer's Quarterly Federal Tax Return, for the quarter.

Advance Payment of Employer Credits. If an Eligible Employer has first reduced its federal employment tax deposits for wages paid in a given calendar quarter by the maximum allowable amount and the anticipated credit for the qualified wages exceeds the remaining federal employment tax deposits for that quarter, the Eligible Employer can file a Form 7200, Advance Payment of Employer Credits Due to COVID-19, to claim an advance refund for the full amount of the anticipated credit for which it did not have sufficient federal employment tax deposits.

Exercise Caution with Advances. If an Eligible Employer fully reduces its required deposits of federal employment taxes otherwise due on wages paid in the same calendar quarter to its employees in anticipation of receiving the credits, and it has not paid qualified wages in excess of this amount, it should not file the Form 7200. If it files the Form 7200, it will need to reconcile this advance credit and its deposits with the qualified wages on Form 941 (or other applicable federal employment tax return such as Form 944 or Form CT-1), and it may have an underpayment of federal employment taxes for the quarter.

Interaction of FFCRA and PPP. An employer may receive credits under both the CARES Act and the Families First Coronavirus Relief Act ("FFCRA"), but not for the same wages. The amount of qualified wages for which an Eligible Employer may claim the Employee Retention Credit does not include the amount of qualified sick and family leave wages for which the employer received tax credits under the FFCRA. Additionally, an Eligible Employer may not receive an Employee Retention Credit if it has received a loan under the Paycheck Protection Program ("PPP").

State Programs

On March 26, 2020, NJEDA approved a suite of programs designed to support businesses and workers facing economic hardship due to COVID-19. The NJEDA initiatives focus on businesses that have been hit hardest by the outbreak: local small businesses, mid-sized businesses that have had to close or drastically reconfigure operations, and new businesses who were just getting on their feet prior to the crisis.

1. Emergency Assistance Grant Program

The Small Business Emergency Assistance Grant Program is a $5 million program that provides funding as efficiently and quickly as possible to small businesses in retail, arts, entertainment, recreation, accommodation, food service, and other services – including repair, maintenance, personal, and laundry services – to stabilize their operations and reduce the need for layoffs.

The initial funding focus was on the smallest enterprises in industries that are most adversely impacted by the COVID-19 containment measures, with a goal of preserving the ability of small businesses to support and maintain a workforce. The program provides up to $5,000 to New Jersey-based enterprises that have between 1-10 full time equivalent employees. This grant funding is targeted as unrestricted payroll and working capital support, and cannot be used for any capital expenses, including construction.

Grant values for the program are calculated at $1,000 per full-time employee reported on business' WR-30 filed with the New Jersey Department of Labor and Workforce Development.

Applications for this program launched on April 3, 2020, and within an hour the program was oversubscribed. To address the need for support, the NJEDA has created a process for corporate and philanthropic partners to make donations to expand the program. At this time, however, applications for the program are closed.

2. Emergency Assistance Loan Program

The Small Business Emergency Assistance Loan Program is a $10 million program that provides working capital loans of up to $100,000 to businesses with less than $5 million in revenues. Loans made through the program will have ten-year terms with zero percent for the first five years, then resetting to the EDA's prevailing floor rate (capped at 3.00%) for the remaining five years.

To qualify, businesses must have less than $5 million in annual revenues and have been in existence for at least one year. In addition, they must be able to show a negative impact resulting from the COVID-19 outbreak (e.g. reduction of business hours, complete closure of business, at least a 20% decline in revenue, employees unable to work, required to close by government, or disruption of supply chain).

Applications for this program are currently closed. However, future applicants are able to prepare submissions which will be considered on a first come, first serve rolling basis.

3. Community Development Finance Institution (CDFI) Emergency Loan Loss Reserve Fund & CDFI Emergency Assistance Grant Program

The CDFI Emergency Loan Loss Reserve Fund is a $10 million capital reserve fund to take first loss position on CDFI loans that provide low interest working capital to microbusinesses. This will allow CDFIs to withstand loan defaults due to the outbreak, which will allow them to provide more loans at lower interest rates to microbusinesses affected by the outbreak. The NJEDA will back these loans up to 50% if they default in the future, to allow CDFI partners to increase their capacity and participate in more loans at flexible term and lower interest rates.

The CDFI Emergency Assistance Grant Program is a $1.25 million program that will provide grants of up to $250,000 to CDFIs. These grants will help CDFIs scale operations due to the high demand for assistance from business owners and buy down interest rates on their loans to offer borrowers more flexible loan terms at lower rate, to help small and micro businesses survive the COVID-19 outbreak.

The NJEDA's role in each of these programs is to support participating CDFIs. Businesses and nonprofits seeking financing should contact the CDFIs directly.

4. NJ Entrepreneur Support Program

The NJ Entrepreneur Support Program is a $5 million program that encourages investment by encouraging private sector investors to provide additional working capital loans to New Jersey-based entrepreneurial businesses in which the investor is already an equity holder. The program provides a guarantee of an investor loan advanced for working capital to an entrepreneurial company that has been impacted by COVID-19.

To qualify, the investor must have supported the company in the form of a convertible note, SAFE (simple agreement for equity) or equity investment as of March 9, 2020 (or prior). The funding for the guarantee must have been made after the date of emergency (March 26, 2020, as per Executive Order 103). This program guarantee will be retroactive to that investment date. Eligible investors can include, but are not limited to, individuals, trusts, and corporations, and are *not* limited to New Jersey residents.

To be eligible the entrepreneurial business must have a minimum of 50% of employees in New Jersey and have less than 25 total employees at the time of the application. It must have under $5 million in revenues and have corporate headquarters in New Jersey (including at least one C suite member with a principal office in New Jersey). The business must fall under one of the eight sectors outlined in Governor Murphy's economic plan (advanced manufacturing, information/technology, life sciences, finance and insurance, clean energy, food and beverage, advanced transportation, film and digital media). The business must be registered to do business in New Jersey and must certify that the company is in good tax standing with the state, as well as that it is in good standing with the Department of Labor and Workforce Development.

Applications for this program will be accepted beginning on April 22, 2020, at 9:00 a.m.

5. Small Business Emergency Assistance Guarantee Program

The Guarantee Program is a $10 million pilot program that makes available one-year first loss guarantee of permanent working capital loans and lines of credit originated by Premier Lender banks. These loans must be made to cover operating expenses for New Jersey small businesses and non-profit organizations that have been impacted by the COVID-19 outbreak.

The program provides a 50% guarantee, not to exceed a total NJEDA exposure of $100,000 to Premier Lenders that will issue working capital loans or lines of credit to support business continuity for a range of COVID-19 related impacts to businesses (e.g. reduced revenue, employee shortage, supply chain impact). There are no NJEDA fees associated with applying for this program.

Premier Lenders include BB&T, Bank of America, Columbia Bank, ConnectOne Bank, Cross River Bank, Fulton Bank of New Jersey, Investors Bank, JPMorgan Chase, Lakeland Bank, M&T Bank, Newfield National Bank, OceanFirst Bank, Peapack-Gladstone Bank, PNC, Republic Bank, Santander Bank, Sterling National Bank, TD Bank, The Bank of Princeton, Provident Bank, TriState Capital Bank, Valley National Bank, and Wells Fargo.

To be eligible, businesses must have a physical commercial location in New Jersey (but do not include home-based businesses), and must have been in existence for at least one full year. They must have $5 million or less in annual revenue and be able to demonstrate a negative impact on business due to the outbreak. They must provide CEO certification that they are making a best effort to not lay off employees or to re-hire employees as soon as possible. In addition, they must be registered to do business in New Jersey and must certify that they are in good tax standing with the state, and in good standing with the New Jersey Department of Labor and Workforce Development.

To access this program, businesses must work through one of the Premier Lenders listed.

Additional Non-Covid Specific Programs to Consider

As of the date of publication, the following additional programs were not oversubscribed.

1. Premier Lender Program

New Jersey's Premier Lender Program creates new opportunities for small businesses and NJEDA's lending partners by providing low-costs financing opportunities with faster turnaround.

Benefits to businesses include access to low-cost financing that includes NJEDA loan participation and/or guarantees, and line of credit guarantees; financing that can be used for fixed assets or term working capital; and attractive interest rates and terms. Meanwhile, benefits for participating lenders include providing lenders with more flexibility by reducing lenders' overall exposure.

Faster turnaround on requests includes approval or rejection of applications within 3-5 business days, written commitment letters issued within 2 days of approval, and upon notice, closing within as soon as 3 business days.

In partnership with NJEDA Premier Lender banks, NJEDA is authorized to provide the following loan participations/guarantees and line of credit guarantees:

- Up to 50% of the bank loan amount for fixed asset loans; maximum NJEDA participation of $2,000,000; maximum NJEDA guarantee of $1,500,000; total NJEDA exposure not to exceed $2,750,000.
- Up to 50% of the bank loan amount for working capital loans; maximum NJEDA participation of $750,000; maximum NJEDA guarantee of $1,500,000; total NJEDA exposure not to exceed $2,250,000.
- Guarantee of up to 50% of the bank line of credit amount, not to exceed $750,000.

To be eligible, businesses looking to qualify for a loan from a Premier Lender must be in operation for at least two years, must commit to creation or retention of one new, full-time job for every $65,000 of NJEDA exposure within two years, 1.1X debt service coverage ratio, and 100% loan-to-value for real estate and 90% for equipment.

2. Direct Loans

   NJ businesses in need of financing and committed to job creation/retention may be eligible for direct loans through the EDA when conventional financing is not available.

   For businesses that are unable to obtain financing on their own, direct loans of up to $2,000,000 are available for fixed assets such as buildings, machinery, and equipment, as well as $750,000 for working capital to cover salaries and inventory. Loan terms are up to 10 years, with an amortization period of up to 15 years for real estate transactions and up to 5 years for equipment. Working capital loan terms are up to 5 years. The EDA interest rate has a floor of up to 3% and projects will be scored based on risk, public purpose, and length of amortization. Variable and fixed rates are available ranging from the 5-year Treasury rate plus 1% to the 5-year Treasury rate plus 5%, with a floor of 3%, for a period of 5 years. Fixed interest rates are reset every 5 years.

   To be eligible, businesses must commit to the creation or retention of one full-time job for every $65,000 of NJEDA exposure within 2 years. In addition, a Division of Taxation Tax Clearance Certificate is required.

3. Access Program

   Access is a pilot lending program that provides financing to small businesses in New Jersey, either in the form of direct loans through EDA, or through loan participations/guarantees in partnership with an EDA Premier Lenders.

   Access is different from other EDA financing programs because it provides greater flexibility to borrowers by placing greater emphasis on the borrower's cash flow and less emphasis on hard collateral.

   In partnership with EDA Premier Lender banks, EDA can provide the following loan participations/guarantees:
   - Up to 50% of the bank loan amount for fixed asset loans; maximum EDA participation or guarantee of $1,000,000 with total EDA exposure of at most $1,500,000.
   - Up to 50% of the bank loan amount for working capital loans; maximum EDA participation or guarantee of $500,000 with total EDA exposure not to exceed $1,500,000.

EDA can also offer the following direct loans:

- Up to $500,000 for fixed assets with total EDA exposure of up to $750,000.
- Up to $250,000 for term working capital with total EDA exposure of at most $750,000.

To be eligible, applicants must be in operation for at least 2 years and must commit to creation or retention of one new, full-time job for every $65,000 of EDA exposure within 2 years. Also, they must have a 1.25X Debt Service Coverage Ratio over the past 2 years. Collateral will be a lien on assets purchased for fixed financing and a lien on all business assets for working capital financing.

4. Small Business Fund

The Small Business Fund provides assistance to creditworthy small, minority-owned or women-owned businesses that have been in operation for at least one year and may not have the ability to get bank financing, or not-for-profit corporations that have been operating for at least three full years.

Via the program, an expedited approval process provides financial assistance to qualified business through direct loans, participations or guarantees with a fixed interest rate. Small businesses may receive up to $500,000, while not-for-profits may receive up to $500,000 with 1.0X historical debt service coverage. This may be used for fixed assets or working capital. Fees do apply and are non-refundable. Division of Taxation Tax Clearance Certificates are required.

5. Bond Financing

Creditworthy manufacturing companies, 501(c)(3) not-for-profit organizations, and exempt facilities in NJ may be eligible for long-term financing under the Bond Financing Program.

The dollar amounts are:

- $500,000 to $10 million in tax-exempt bonds for for-profit companies, up to 20 years for real estate and 10 years for equipment.
- $500,000 with no dollar limit in tax-exempt bonds for qualified not-for-profit organizations.

Bond Financing funds may be used for the following purposes: capital improvements and expansions; land and building acquisitions, new construction and renovations, and equipment purchases; projects owned and operated for local, county and state government bodies; and working capital and debt refinancing.

Through a federally authorized program, the EDA issues conduit tax-exempt private activity bonds, the proceeds of which are used to provide financing. Borrowers must meet eligibility requirements outlined in the Internal Revenue Code (IRC) to qualify for tax-exempt bond financing.

Bonds are sold via direct purchase or public offering. A financial intermediary such as a bank will directly purchase bonds from the EDA once it has performed a credit review on the applicant's project. The bank sets the interest rate, terms and other financial details. In a public offering, bonds are purchased by an underwriter and sold to private investors in the public marketplace and may be structured with a bank's commitment to provide a letter of credit or a municipal bond insurance policy.

6. Small Business Lease Assistance Program

The State Business Lease Assistance Program offers reimbursement of a percentage of annual lease payments to for profit businesses and non-profit organizations in eligible areas that plan to lease between 500-5,000 square feet of new or additional market-rate, first-floor office, industrial or retail space for a minimum 5-year term.

Reimbursement of a percentage of annual lease payment, for 2 years of a 5 or 10-year lease, is administered as follows:

- Year 1: 15% of annual lease payment.
- Year 2: 15% of annual lease payment.

The Lease Assistance payment, when combined with any other governmental grants received by the applicant, cannot exceed 80% of the annual lease payment.

A limit of one Lease Assistance grant will be approved per applicant or entity over the 3-year life of the pilot program, and applicants that have been approved for a GSGZ Business Improvement Incentive are not eligible for Lease Assistance, and vice versa. An applicant must be planning to least between 500-5,000 square feet of new or additional first-floor, market-rate office, industrial and retail space in an eligible area for a minimum 5-year term. An entity leasing more than 5,000 square feet is eligible for Lease Assistance, but only the first 5,000 square feet of space will be reimbursed. Applicants or related entities operating within a facility that has received incentives through Grow NJ or ERG are not eligible. In addition, applicants must certify that they are not in default of any other EDA financing. High Tech and Business Incubator members in Not for Profit facilities will not be eligible for independent least incentives, though operators are eligible.

The Small Business Lease Assistance Program is a performance-based incentive program, meaning that no funding is immediately disbursed upon application approval, but rather until evidence is demonstrated that the grant terms have been met. A Division of Taxation Tax Clearance Certificate is required.

7. CDFI Loan to Lender Program

   Through the CDFI Loan to Lender Program, NJEDA provides financing to qualified Community Development Financial Institutions (CDFIs), for the purposes of administering term loans or lines of credit to qualified micro-enterprises and small businesses, some of which may not be able to secure traditional bank financing.

   The interest rate and terms are as follows:
   - 20 year term
   - Interest Rate:
     - Years 0-2: 0%.
     - Years 3-7 (Interest Only): 2%.
     - Years 8-20 fully amortized w/quarterly payments P&I payments: 2%
   - Application fee: $1,000.
   - Commitment fee: 0.875% of the loan amount.
   - Closing fee: 0.875% of the loan amount.

   Division of Taxation Tax Clearance Certificates are required.

8. Premier CDFI Program

   Through the Premier CDFI Program, NJEDA can provide small businesses with loan participations, loan guarantees, and line of credit guarantees in partnership with designated Premier Community Development Financial Institutions (CDFIs).

   In partnership with Premier CDFIs, NJEDA can provide qualified small businesses or not-for-profits financing in the form of a participation, guarantee or direct loan of up to $500,000 of NJEDA exposure, not to exceed 50% of the loan amount. Financing can be used by businesses for fixed assets or term working capital.

   To be eligible, businesses must be in operation for at least one full year, or three years for not-for-profits. They must commit to creation or retention of one new, full-time job for every $65,000 of NJEDA exposure within 2 years. Businesses and not-for-profits must meet minimum Guarantor Credit Score and LTV Requirements.

9. Private Lenders, Certified Development Companies (CDC’s) and Community Development Financial Institutions (CDFI’s)

   Both the SBA and NJEDA make funding available to financial intermediary organizations who can reach small businesses in local markets, including microlenders, CDC’s and CDFI’s. In addition, the SBA will guarantee certain loans originated through private lenders. The following organizations are a few of the organizations that have the ability to offer term loans and lines of credit to micro-enterprises and small businesses that may not otherwise qualify for traditional bank financing.

A. UCEDC

A statewide, not-for-profit economic development corporation dedicated to assisting small businesses and minority- and women-owned enterprises. Access to capital is often a small business owner's greatest challenge and UCEDC provides a variety of financing options when conventional lending sources are unavailable. With loans ranging from $500 to $5 million, including microloans, SBA 7a, and SBA 504 loans, UCEDC works with start-up and established businesses to find financing solutions.

B. Cooperative Business Assistance Corporation (CBAC)

CBAC is a non-profit, public-private partnership that was established to encourage the growth and stability of the small business sector. CBAC facilitates opportunities for banks to make business loans in the City of Camden, New Jersey, Philadelphia, Pennsylvania, and the six counties located in Southern New Jersey. CBAC offers loans to businesses, from $1,000 to as much as $2,000,000, through various loan and guaranty programs.

C. Greater Newark Enterprises Corporation (GNEC)

GNEC provides financial assistance and training to small businesses, women-owned businesses, low-income individuals, and minorities in order to encourage entrepreneurship.

D. New Jersey Community Capital (NJCC)

NJCC is a 501(c)(3) nonprofit CDFI that provides innovative financing and technical assistance to organizations that support housing and sustainable community development ventures to increase jobs, improve education and strengthen neighborhoods. NJCC offers loan capital that is broader than bank lending to socially responsible organizations committed to creating change in low-to-moderate income communities in New Jersey.

E. Regional Business Assistance Corporation (RBAC)

RBAC is a private non-profit organization that provides loans to both new and existing small businesses in New Jersey. RBAC's mission is to provide loan capital and business mentoring to small business owners that cannot access more conventional bank financing. All RBAC loan programs can, and often are used in partnership with other lenders for larger loan amounts.

F. Eastern American CDC

Eastern American CDC is a Federally Chartered Certified Development Company ("CDC") and non-profit corporation that provides support to the local community's economic development through financial support to development projects via various types of governmental loans. Examples of such programs include the United States Small Business Administration ("SBA") 504 Loan Program, the SBA 7a Loan Program, the United States Department Agriculture ("USDA") Loan Program, as well as many other federally based programs.

G. Pursuit Lending, formerly known as Empire State CDC

Pursuit Lending is a community focused Federally Chartered Certified Development Company located in Albany, New York. It offers at least 15 different loan programs tailored to the needs of small businesses, including typical SBA loan programs.

10. SBA Lending Programs for Small Business

A summary of the various loan programs offered by the SBA through private lenders, CDC's and other entities is attached at the end of this alert. The attached loan chart is current through September 2018 and may not reflect current changes to the various loan programs. It is intended simply to provide a general overview of loan terms and should not be relied upon for specific loan guidance.

SPSK will continue to monitor legislative developments at the state, federal and local level, and will provide further updates on future legislative enactments. If you have any questions about the laws referenced in this Alert, please contact the authors at rfm@spsk.com or rjr@spsk.com.

DISCLAIMER: This Alert is designed to keep you aware of recent developments in the law. It is not intended to be legal advice, which can only be given after the attorney understands the facts of a particular matter and the goals of the client.

QUICK OVERVIEW: SBA LOAN GUARANTY PROGRAMS

Program	Maximum Loan Amount	Percent of Guaranty	Use of Proceeds	Maturity	Maximum Interest Rates	Guaranty Fees	Who Qualifies (Benefits)
7(a) Loans	$5 million	85% guaranty for loans of $150,000 or less; 75% guaranty for loans greater than $150,000 (up to $3.75 million maximum guaranty)	Term Loan. Expansion/ renovation; new construction, purchase land or buildings; purchase equipment, fixtures, lease-hold improvements; working capital; refinance debt for compelling reasons; seasonal line of credit, inventory or starting a business	Depends on ability to repay. Generally, working capital & machinery & equipment (not to exceed life of equipment) is 5-10 years; real estate is up to 25 years. When loan proceeds are used for multiple purposes maturity may be a blended maturity.	**Loans less than 7 years:** $0 - $25,000 Prime + 4.25% $25,001 - $50,000 P + 3.25% Over $50,000 Prime + 2.25% **Loans 7 years or longer:** 0 - $25,000 Prime + 4.75% $25,001 - $50,000 P + 3.75% Over $50,000 Prime + 2.75% Fixed Rate: www.colsonservices.com Click: News & Rates	Fee charged on guarantied portion of loan only. $150,000 or less =2.0% $150,001-$700,000=3.0% above $700,000= 3.5% up to 1st million; plus 3.75% on guaranty portion over $1 million, 12 months or less .25% Ongoing fee of 0.55%. **(The SBA guaranty fee on loans of $150,000 or less will be .6667% with an ongoing fee of 0% if a business is located in a rural area or HUBZone during FY 2018)**	Must be a for-profit business & meet SBA size standards; show good character, credit, management, and ability to repay. Must be an eligible type of business. Prepayment penalty for loans with maturities of 15 years or more if prepaid during first 3 years. (5% year 1, 3% year 2 and 1% year 3) Long-term financing; Improved cash flow; Fixed maturity; No balloons;
(7a)Small Loans Is any 7a loan $350,000 and under, except the Community Advantage and Express loans	$350,000	Same as 7(a) Loans	Same as 7(a) Loans	Same as 7(a) Loans	Same as 7(a) Loans	Same as 7 (a) Loans	Same as 7(a) Loans Plus, all loan applications will be credit scored by SBA . If not an acceptable score, the loan can be submitted via full standard 7(a) or Express.
SBA*Express*	$350,000	50%	May be used for revolving lines of credit (must have term out period not less than draw period) or for a term loan. Same as 7(a)	Same as 7(a) except LOC: Revolving plus term out can only have a maturity up to 10 years.	Loans $50,000 or less; prime+ 6.5% Loans over $50,000; prime + 4.5%	Same as 7(a) Loans	Same as 7(a) Loans Fast turnaround; Streamlined process; Easy-to-use line of credit
SBA Veterans Advantage	Processed under SBA*Express* $350,000	Same as SBA*Express*	Same as SBA*Express*	Same as SBA*Express*	Same as SBA*Express*	Same as 7(a) Loans No guaranty fee. Ongoing fee of 0.55%	Same as 7(a) Plus, small business must be owned and controlled (51%+) by one or more of the following groups: veteran, active-duty military in TAP, reservist or National Guard member or a spouse of any of these groups, or a widowed spouse of a service member or veteran who died during service, or a service-connected disability
CapLines: 1. Working Capital; 2. Contract; 3. Seasonal; and 4. Builders	$5 million	Same as 7(a) Loans	Finance seasonal and/or short-term working capital needs; cost to perform; construction costs; advances against existing inventory and receivables; consolidation of short-term debts. May be revolving.	Up to 10 years, except Builder's CAPLine, which is 5 years	Same as 7(a) Loans	Same as 7(a) Loans	Same as 7(a) Loans Plus, all lenders must execute Form 750 & 750B (short-term loans) 1. Working Capital - (LOC) Revolving Line of Credit 2. Contract - can finance all costs (excluding profit). 3. Seasonal - Seasonal working capital needs. 4. Builder - Finances direct costs in building a commercial or residential structure.
Community Advantage Mission-focused lenders only. Expires 09/30/2022	$250,000	Same as 7(a) Loans	Same as 7(a) Loans	Same as 7(a) Loans	Prime plus 6%	Same as 7(a) Loans	Same as 7(a) Loans Plus, lender must be a CDFI, CDC, micro-lender or SBA Intermediary Lender targeting underserved markets.

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SBA Programs and services are provided on a nondiscriminatory basis. See the SOP for the most up to date detailed information.
Chart Version: September 2018 A

SBA

QUICK OVERVIEW: SBA LOAN GUARANTY PROGRAMS

Program	Maximum Loan Amount	Percent of Guaranty	Use of Proceeds	Maturity	Maximum Interest Rates	Guaranty Fees	Who Qualifies (Benefits)
International Trade	$5 million	90% guaranty (up to $4.5 million maximum guaranty) (Up to $4 million maximum guaranty for working capital)	Term loan for permanent working capital, equipment, facilities, land and buildings and debt refinance related to international trade	Up to 25 years.	Same as 7(a) Loans	Same as 7(a) Loans	Same as 7(a) Loans Plus, engaged or preparing to engage in international trade or adversely affected by competition from imports.
Export Working Capital Program	$5 million	90% guaranty (up to $4.5 million maximum guaranty)	Short-term, working-capital loans for exporters. May be transaction based or asset-based. Can also support standby letters of credit	Generally one year or less, may go up to 3 years	No SBA maximum interest rate cap, but SBA monitors for reasonableness	Same as 7(a) Loans	Same as 7(a) Loans Plus, need short-term working capital for direct or indirect exporting. Additional working capital to increase export sales without disrupting domestic financing and business plan
Export *Express*	$500,000	90% guaranty for loans of $350,000 or less; 75% guaranty for loans greater than $350,000	Same as SBA*Express* plus standby letters of credit	Same as SBA*Express* except LOC: Revolving plus term out can only have a maturity up to 7 years.	Same as SBA*Express*	Same as 7(a) Loans	Applicant must demonstrate that loan will enable them to enter a new, or expand in an existing export market. Business must have been in operation for at least 12 months (though not necessarily in exporting). Loan can be for direct or indirect exporting.
504 Loans Provided through Certified Development Companies (CDCs) which are licensed by SBA	504 CDC maximum amount ranges from $5 million to $5.5 million, depending on type of business or project.	Project costs financed as follows: CDC: up to 40% Lender: 50% (Non-guaranteed) Equity: 10% plus additional 5% if new business and/or 5% if special use property.	Long-term, fixed-asset loans; Lender (non-guaranteed) financing secured by first lien on project assets. CDC loan provided from SBA 100% guaranteed debenture sold to investors at fixed rate secured by 2nd lien.	CDC Loan: 10, 20 or 25 year term with a fixed interest rate. Plus Lender Loan: Unguaranteed financing may have a shorter term (minimum 10 years) May be fixed or adjustable interest rate. Rate and term is negotiable.	Fixed rate on 504 Loan established when the debenture backing loan is sold. Declining prepayment penalty for 1/2 of term.	SBA guaranty fee on debenture is 0.5%. A participation fee of 0.5% is on lender share, plus CDC may charge up to 1.5% on their share. CDC charges a monthly servicing fee of 0.625%-2.0% on unpaid balance. Ongoing guaranty fee is 0.368% of principal outstanding. Ongoing fee % doesn't change during term.	Alternative Size Standard: For-profit businesses that do not exceed $15 million in tangible net worth, and do not have an average two full fiscal year net income over $5 million. Owner Occupied 51% for existing or 60% for new construction. Low down payment : Equity (10,15 or 20 percent) Fees can be financed Business can access equity in their commercial real estate for business operating expenses . SBA /CDC Portion of loan: Long-term fixed rate Full amortization and No balloons
504 Loan Refinancing Program (Permanent) Provided through Certified Development Companies (CDCs) which are licensed by SBA	Same as 504	Loan to Value (LTV) Qualified and Secured Debt 90%. For projects that include "Business Operating Expenses (BOE)" the LTV is 85%. BOE may not exceed 20% of the fixed asset.	At least 85% of the proceeds of the loan(s) to be refinanced had to be originally used for eligible fixed assets. May include the financing of eligible business expenses as part of the refinancing.	Same as 504	Same as 504	Same as 504 except, ongoing guaranty fee is 0.395% of principal outstanding.	Loan(s) to be refinanced can't be subject to a guaranty by a Federal agency, can't be a Third Party Loan which is part of an existing SBA 504 project and must have been current on all payments for the past 12 months. Both the business and loan(s) to be refinanced must be at least 2 years old.
Non-7(a) Loans Microloans Loans through nonprofit lending organizations;	$50,000	Not applicable	Working capital, supplies, machinery & equipment, fixtures; etc. Intermediary may chose to refinance debt. Cannot be used for real estate.	Shortest term possible, not to exceed 6 years	Negotiable with intermediary. Subject to either 7.75 or 8.5% above intermediary cost of funds.	No guaranty fee	Same as 7(a) Fixed-rate financing;.

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This is an overview and does not include full policy and procedures. See the current Lender and Development Company Loan Programs SOP 50 10 5 for details.

SBA