**Loan Guidelines for Medical Property Financing**

**Eligible Property Types:**

 This includes office space for dentists, internists, veterinarians, surgeons, physical therapists and other health professionals.

**Loan Size:**  
USDA: $250,000 – $5,000,000; SBA: $250,000 – $5,000,000

**Eligible Locations:**  
East of the Mississippi

**Loan Term Amortization:**  
USDA: Maximum 30 years; SBA: Maximum 25 years

**Collateral:**  
First position mortgage as certified by title search and title policy on property. First security interest under UCC-1 on all business assets is generally required.

**Loan Escrows:**  
The borrower may be required to contribute monthly to an escrow account for real estate taxes and property insurance.

**Appraisal:**  
Complete summary appraisal required.

**Environmental Screen or Phase 1:**   
Required

**Eligible Principals:**  
U.S. citizens, permanent resident aliens. Majority principal owners cannot be on probation or parole.

**Recourse:**  
Every loan will be personally guaranteed by any shareholder with 20% or more ownership in the company.