

Commercial Real Estate Financing

What do we offer?

Loans and lines of credit with low closing costs and competitive rates,¹ secured by commercial real estate valued up to \$5 million

Eligible property types

Multi-family (5+ units), mixed-use, office, retail, warehouse, light industrial, commercial condos, and some special purpose

Financing options ^{2,3}	Details ⁴
Purchase Loan \$50,000 to \$1 million up to 75% loan to value	<ul style="list-style-type: none"> Small business owners purchasing commercial property for their business or expanding to a new location Customers who have an established Wells Fargo business checking or savings account who are purchasing investor commercial real estate
Refinance Loan \$50,000 to \$1 million, first lien Up to \$500,000 for cash out portion or second lien. Up to 70% loan-to-value	<ul style="list-style-type: none"> Small business owners seeking to refinance an existing Wells Fargo mortgage on their commercial property for a lower rate or a longer term Small business owners wanting to refinance a non-Wells Fargo mortgage, including maturing or private party loans for owner-occupied property Customers who have an established Wells Fargo business checking or savings account who are interested in cash-out for property improvements or business expense. The loan would be part of the refinance of an existing Wells Fargo owner-occupied mortgage.
Equity Loan \$50,000 to \$500,000 up to 60% loan-to-value	Available to customers with an established Wells Fargo business checking or savings account, for their owner-occupied property. Typically used to fund for a single business event, such as property improvements, expanding your business, or purchasing large equipment.
Commercial Equity Line of Credit \$50,000 to \$500,000 up to 60% loan-to-value	Available to customers with an established Wells Fargo business checking or savings account, for their owner-occupied property. Typically used to fund a business event that will be completed over a period of time, requiring the flexibility of a revolving line of credit. Business events may include property improvements, expanding your business, or purchasing large equipment.

1. Based upon analysis of application, appraisal, and origination fees, and interest rates, for competing U.S. lenders as compiled by an independent third party research firm on a quarterly basis.
 2. Financing from \$50,000 to \$1,000,000 on purchase and refinance loans in first lien position; \$50,000 to \$500,000 for lines of credit, equity loans and refinance loans in second lien position. Maximum \$500,000 for cash-out. All financing is subject to credit approval.
 3. For loans that finance the purchase of investor property, cash-out on a refinance loan, and equity loans and equity lines of credit secured by owner-occupied property (cash-out is unavailable for investor property), the customer must be an established Wells Fargo business checking or savings account customer. An established Wells Fargo customer is a customer that has a Wells Fargo business checking or savings account that has been open as of February 15, 2020 or for a minimum of six months at the time of the applicable credit application. All accounts must be in good standing.
 4. Second lien loans and lines are only available behind a Wells Fargo Bank first mortgage for established Wells Fargo business checking or savings account customers. Commercial condo and special purpose properties are not eligible for second lien loans or lines.

Costs	Purchase loan	Refinance loan	Equity loan	Commercial Equity Line of Credit ⁵
Fees	Origination: None Appraisal: None Annual fee: None	Origination: None Appraisal: None Annual fee: None	Origination: None Appraisal: None Annual fee: None	Origination: 1% of the loan amount, paid at closing Appraisal: None Annual fee: 25 bps of line, \$250 minimum, \$1,000 maximum, waived the first year, and only assessed during the draw period
Title and escrow ⁶	All costs paid by customer	No escrow or title policy costs required		
Deposit	The deposit becomes a requirement at conditional approval and is due at interest rate and term acceptance. <ul style="list-style-type: none"> Up to \$250,000 requires a \$500 deposit Over \$250,000 requires a \$1,000 deposit If the loan or line of credit transaction closes, the deposit will be credited toward any applicable fees, and any unused portion will be refunded upon booking. The deposit will not be refunded if the loan or line of credit transaction does not close.			
Early closure fee	<ul style="list-style-type: none"> Fixed interest rate: None Prime-based adjustable interest rate: \$3,000 when closed within the first 3 years; zero fee thereafter⁷ 			\$3,000 when closed within the first 3 years
Prepayment fee	<ul style="list-style-type: none"> Fixed interest rate: 3% of principal amount prepaid in years 1 through 3; zero percent thereafter Prime-based adjustable interest rate: None 			None

5. This Prime-based revolving equity line can be drawn on for 5 years, after which the balance converts to an adjustable 15-year amortizing loan for a total term of 20 years. Payments during the 5-year draw period are calculated based on 15-year amortization, and the monthly payment will adjust whenever there is a change in the Prime Rate. During the 15-year repayment period, the interest rate will adjust when Prime Rate changes, but the monthly payment will only adjust annually.
 6. If environmental insurance or an environmental assessment is required, you will be responsible for this one-time fee. You will be responsible for any mortgage or deed of trust filing fee imposed by a state or other taxing authority. For refinance loans, equity loans, and lines of credit, Wells Fargo Bank will pay title policy costs, but you will be responsible for all other title-related closing or attorney fees and costs. For purchase loans, you will be responsible for all title and escrow fees and costs, including all title-related closing or attorney fees and costs.
 7. At any time, a Prime-based loan may be converted to a fixed interest rate loan, at then-current interest rates, without an early closure fee by paying a conversion fee of \$500. Restrictions may apply.

For more information or to apply, please submit a request for us to contact you at wellsfargo.com/contactbusinessrealestate and we will call you within 1 to 2 business days.