

WHICH LOAN IS RIGHT FOR YOU?

Business loans are a viable way to keep operations going. They can be used to boost cash flow short-term, help you purchase necessary equipment, secure a new location and more. But figuring out which loan is right for your business can be overwhelming. You should always consider things like interest rate, annual percentage rate (APR), repayment terms and any other fees associated with securing the loan. More importantly, though, is determining what your ultimate goal is for the

business and which loan will help you get there.

Below is a comparison of some of our most popular business loans. Our bankers know that no two businesses are alike, and they'll work alongside you to find the right solution that fits your needs. For more information about a particular loan or general guidance, make an appointment with one of our experts today.



Heritage
BANK

	HERITAGE BUSINESS EXPRESS	COMMERCIAL MORTGAGE	TERM LOAN	LINE OF CREDIT	EQUIPMENT FINANCING	SBA LOANS	COMMUNITY DEVELOPMENT LOANS
This type of loan is used to:	Get capital quickly and conveniently for small business needs.	Finance commercial properties.	Cover a large one-time expense.	Quickly access working capital.	Finance new or used equipment and supplies.	Finance major fixed assets that promote business growth and job creation. Backed by the government.	Finance businesses in economically stressed areas.
Overview	Offers flexible loan products to help purchase new facilities, equipment or help your business with cash flow needs. Includes both term loans and lines of credit.	Finance the acquisition or improvement of a commercial property or refinance an existing commercial mortgage loan.	Finance short- or long-term expenses associated with the operations of your business such as equipment, working capital, expansion or other projects.	Access working capital funds to improve cash flow and help finance operating expenses. Loan amounts, rates and terms can be tailored based on your business and financing needs.	Purchase machinery and equipment essential to run your business. At the end of the term, you'll gain ownership of the equipment and may be eligible for tax savings through depreciation deductions.	Small Business Administration (SBA) loans are specifically designed for small business owners, and as a preferred lender, we will help identify the program that best fits your business' needs. Programs includes SBA 504, SBA 7(a) and SBA Express.	Heritage Bank formed its own Community Development Entity to expand the financing we bring to businesses in low-income communities in Washington and Oregon.
Loan size	<ul style="list-style-type: none"> Owner-occupied commercial real estate up to \$1,000,000 Loans and lines of credit up to \$500,000 	Varies	Varies	Varies	Varies	Up to \$5 million	\$500,000 to \$9 million
Terms	Up to 10 years	5 to 10 years	5 to 10 years	Revolving	Up to 7 years	5 to 25 years	Up to 12 years
Details	<ul style="list-style-type: none"> Fast and convenient loan process Minimum documentation required Commercial real estate loans available with fixed interest rates for 10 years with 25-year amortizations Equipment term loans available with fixed interest rates and full amortization up to 7 years 0.50% interest rate discount with automated payments from a Heritage Bank checking account 	<ul style="list-style-type: none"> Long-term financing secured by a lien on the property Competitive fixed-rate loan options Monthly principal plus interest payments based on an amortization up to 30 years 	<ul style="list-style-type: none"> Competitive variable or fixed-rate loan options Terms matched with the purpose and underlying collateral Flexible and seasonal terms 	<ul style="list-style-type: none"> Secured and unsecured options Competitive variable interest rates 	<ul style="list-style-type: none"> Up to 100% financing on new and quality used equipment Minimum \$150 loan origination fee No prepayment penalty Up to 7-year fixed rate available Local decision making with rapid response 	<ul style="list-style-type: none"> Great for providing working capital Longer term financing available for the purchase of real estate, equipment or inventory Business acquisition Enterprise refinancing Improve cash flow with longer terms Reduced debt service requirements Fully amortizing loans 	<ul style="list-style-type: none"> Below-market interest rates* Lower origination fees Lower debt coverage ratios Longer maturities 7-year loans of interest-only payments <p>* Interest Rate of FHLB + 1.75%, subject to change based on project risk and changes in market interest rates.</p>

* Rates and terms are subject to change without notice. All loans subject to credit approval.

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