

NWBDA Processing, Closing, and Servicing Teams

SBA 504 Effective Rates for May 2026

25-year - 5.95% / 5.95% Refi ~ 20-year - 6.01% / 6.01% Refi ~ 10-year - 5.87% / 5.88% Refi
Rates for Manufacturers: 25-year - 5.71% ~ 20-year - 5.76% ~ 10-year - 5.57%

At NWBDA, the success of each small business project is driven by our dedicated team of professionals who guide projects from approval through maturity/payoff. The 504 program structure is designed to provide expertise at every stage of the lending process, ensuring accuracy, efficiency, and exceptional service for our borrowers and lending partners. This depth of support is made possible through a coordinated, team-based approach. We are proud to highlight the internal teams whose collaboration, subject-matter expertise, and commitment to service to make this work possible.

Our Processing Team:

The Processing Team plays a vital role in supporting SBA 504 projects at their earliest stages. Working closely with our Business Development Officers, this team is responsible for compiling and reviewing all required documentation, confirming program eligibility, extensive financial underwriting, and preparing each loan package for submission to the Small Business Administration (SBA). Their analysis, attention to detail, and commitment to accuracy help ensure every project advances efficiently and smoothly toward SBA approval.



Jesse Smit
VP/Chief Credit Officer



Erica Pitner
Credit Analyst



Allison Harvey
Jr. Credit Analyst

Our Closing Team:

Once SBA issues the Terms & Conditions, the responsibility for the project transitions to the Closing Team. The Closing Team then takes over the project and oversees all aspects of closing and funding. This team coordinates closely with borrowers, lenders, title companies, and lawyers to facilitate the execution of all necessary documents and satisfy closing requirements. Their careful management ensures that each loan is completed accurately, efficiently, and in full compliance with program guidelines, culminating in the successful funding of the loan through the SBA.



Colleen Ruggles
Sr. VP/Closing Manager



Misty Hoxie
Loan Closing Specialist



Renea Taylor
Closing Assistant

Our Servicing Team:

The Servicing Team provides ongoing support throughout the life of the loan. From ongoing account maintenance, to borrower assistance, this team ensures a consistent and responsive experience long after closing. Their commitment to service helps borrowers successfully manage loans from initial repayment through maturity/payoff.



Angela Tompkins
VP/Loan Portfolio Manager



Cindy Mair
Loan Servicing Specialist



David Folsom
Loan Servicing Specialist—
Insurance



Shannon McManus
Reporting Analyst

All of NWBDA's teams plays a key role in delivering a seamless SBA 504 lending experience. Through collaboration, expertise, and a shared commitment to service, our staff works to support the growth and success of the small businesses we serve.

Business Development Manager

Northwestern & Southwestern
Washington/Oregon

Hilary Vineyard

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(971) 480-7502

Business Development Officers

Southern Idaho

Gavin Mobraten

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(208) 821-2775

Eastern & Central
Washington/North Idaho

John Bigovich

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(509) 425-6188

West Central Washington

Eric Welch

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(206) 930-9173

April's Loan Fundings

NWBDA funded **3** new projects
for a total amount of **\$6,245,000**

April's Loan Approvals

NWBDA approved **2** new projects
for a total amount of **\$1,920,000**

In the month of April, NWBDA helped **create 6 new jobs** in its local communities

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www.nwbusiness.org

(509) 458-8555

Achieving BIG Dreams for SMALL Businesses