

MONTANA

BOARD OF INVESTMENTS

Commercial Loan Rate Sheet

Interest Rates May 8, 2026 through May 14, 2026

	Conventional Rate		Fed Guaranteed (SBA, RBS, FSA, BIA)	
Loan Term	Monthly Payment	Annual Payment	Monthly Payment	Annual Payment
5 Yrs.	6.143%	6.693%	5.743%	6.043%
10 Yrs.	6.452%	7.002%	6.052%	6.352%
15 Yrs.	6.702%	7.252%	6.302%	6.602%
20 Yrs.	7.183%	7.783%	6.783%	7.133%
25 Yrs.	7.582%	8.182%	7.182%	7.532%
30 Yrs.			7.631%	7.981%

- Up to 2.50% rate reduction from the posted rate for jobs created by the Borrower that pay the Private Annual Wage
 - o Private Annual Wage effective July 1, 2024 is \$56,400.
 - o Montana minimum wage effective January 1, 2025 is \$21,944.
- Participation loans receive a 0.50% rate reduction for aggregate loan totaling less than \$634,254.
- SBA 7(a) loans >\$1,000,000 add 0.55% to the posted rate for SBA service fee.
- RBS loans add 0.50% to the posted rate for RBS service fee.
- If the loan term is between the posted loan terms, use the next higher term.

For additional assistance contact Doug Hill, Director of Commercial Loans at (406) 444-1217, or dhill@mt.gov