

CDC Small Business Finance is part of Momentus Capital. Find out more information at momentuscap.org

Get Started

Contact us to be
connected to a loan officer
loaninfo@cdcloans.com

What are Tenant Improvements?

- Any significant changes you make to your space that may or may not require permits

What do I need to know about Fund Control?

- Fund Control is a third party company that manages tenant improvement projects - their services are designed to protect you and include financial disbursements and general oversight
- Their experts keep your project on budget and on schedule
- There is 100% transparency to all parties
- The process is facilitated by CDC so it is seamless for you

How does Fund Control protect me?

- Ensures all liens are in place and released, shielding you from any claims before or after your tenant improvements
- Manages and tracks all needed approvals
- Eliminates the risk of legal action from a contractor
- Ensures inspections are complete prior to any payments

What do I need to provide?

- Executed Construction Contract from GC that includes: project amount, commencement date, labor costs, material costs, estimated time to completion
- Itemized budget for the project
- Approved plans and permits that the contractor secures from the city in which the project is located if applicable
- Copy of your general contractor's license and general liability insurance

How much does Fund Control cost?

- The average cost is \$1,000 (will be based on build out costs)
- The fee can be financed through your loan
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What are our General Contractor requirements?

- The GC must hold a current, valid license in good standing—with no active suspensions or revocations—and have maintained active licensure for at least two consecutive years in the state and locality where the work will be performed.
- GC must be able to demonstrate a track record of success by providing a minimum of three completed projects similar in size, scope, and complexity.

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