



Church and Non Profit Financing Program

Church financing requires a unique understanding of the organization, function, and financial structure. Many traditional lending institutions have predetermined lending guidelines for commercial loans that are not always conducive to non profit religious institutions.

Our program is one of the best out there. It enables churches to not have to deal with adjustable interest rates or the need to refinance at a later date. With this program, the church can know the cash flow demands of their financing for the full term of their debt.

Funding is generally within 45 days of the completion of the due diligence process.

Maximum Loan To Value: 75% in a first mortgage

Maximum Debt Service: 33% (Annualized debt service divided by adjusted gross revenue)

Minimum Debt Coverage: 1:1

Maximum Borrowing: 4 times the annual non designated revenue

Qualifying Factors: Congregation must be over 300 adult members and be at least 3 years old.

Loan Types: New Construction/Renovation, Acquisition, and Refinance

Amortization: **Permanent**
We offer a variety of loan structures to best fit the needs of your client:

- 1-30 year terms
- 15-30 year terms
- 1-5 year fixed rates
- Low fees – 3 points

Construction

Up to 18 months interest only loans are available. Construction to Perm is available. Rates are generally around 9.25% and 2 points. Rate buy down is available.

Floating Rate Note

This product has a \$4,000,000 minimum and requires a debt coverage ratio of 1.25 to 1. This is a Letter of Credit (LOC) backed bond program that is variable and adjusts on a weekly basis. It generally prices around 125 - 175 basis points over 30 day commercial paper and can be locked in for a fee.