

UMF Development Fund Loan Application

Please note the application must be completed in its entirety, including supporting documentation and any pertinent explanations of data, before it will be considered for processing.

Application Date: ____/___/

Institution Name	Institution Corporate Name
Address	GCFA Number (if applicable)
City, State, Zip Code	Institution Phone Number
District	County
Pastor/President/CEO	Contact Name for Loan Purposes
Contact Phone Number	Contact Email
Please provide the following names:	
Chairman, Board of Trustees	Secretary, Board of Trustees
Chairman, Finance Committee	Financial Secretary/Business Administrator
Treasurer	
Two officers of the Trustees who will sig	gn loan documents on behalf of the institution:

Trustee Representative One

Trustee Representative Two

Is your institution new; i.e. new church start?	Yes	No
Are you working with the Office of Church		
Development?	Yes	No
Are you working with Wesley Community Development?	Yes	No
Is your institution Chartered?	Yes	No
If yes, year chartered:		
Is your institution incorporated?	Yes	No
Is your institution invested in the UMF Development Fund		
of the United Methodist Foundation of WNC? If yes, how much? \$	Yes	No
If no, do you plan to invest in it?	Yes	No

Please tell us about your connectional commitment by providing us with your institution's apportionment history (if applicable) over the last five years. If less than 100% for any of the past five years, please submit an explanation on a separate sheet with the loan application.

	Year	Percentage Paid	Amount Paid		
Current Year		⁰∕₀	\$		
1st Previous Year		⁰∕₀	\$		
2nd Previous Year		⁰∕₀	\$		
3rd Previous Year		%	\$		
4th Previous Year		%	\$		
Are there any outstar If so, how m	01 1	ty insurance premiun	ns?	_Yes	No
Are there any outstar If so, how m	0	insurance premiums? 		_Yes	No
Are there any outstar If so, how m	0 0,	pension contribution	s?	_Yes	No
Are there any other of If so, how m	U	1		_Yes	No

Membership Information	Current Year 20	1st Previous Year - 20	2nd Previous Year - 20	3rd Previous Year - 20
Present Membership				
Total # of Families in Membership				
Average Worship Attendance				
Sunday School Enrollment				
Sunday School Attendance				
Average Weekly Offering	\$	\$	\$	\$
Average # of Giving Units				

Please tell us about your scheduled services, attendance and financial stewardship:

10 Largest Givers Profile. Please list the total amount given by each of the 10 largest givers in the previous year:

1. \$	2. \$	3. \$	4. \$	5. \$
6. \$	7. \$	8. \$	9. \$	10. \$

How many worship services are held each Sunday?

When was the last time your membership roll was purged?

Please tell us about the age demographics of your membership and indicate % of membership represented by each range:

	Current Year	1st Previous	2nd Previous	3rd Previous
Profile of Age Groups	20	Year - 20	Year - 20	Year - 20
Under 18 years	%	%	%	%
Ages 18 - 29 years	%	%	%	%
Ages 30 - 44 years	%	%	%	%
Ages 45 - 59 years	%	%	%	%
Ages 60 - 74 years	%	%	%	%
Ages 75+ years	%	%	%	%

Is there anything unique or of note about your church, and/or your membership that you would like us to know and take into consideration?

Please tell us about your church property:

Building/Facility	Yes/No	Age	Capacity	Sq Footage	Exterior*
Sanctuary					
Auditorium					
Fellowship Hall					
Education Building					
Day Care					
Parsonage(s)					
Other					
*Type of exterior = wood,	brick, metal, stone	, vinyl, etc.			

Please tell us about your financing needs/request:

What is the loan amount you are requesting? \$_____

What is this loan amount based on?

_____ Property purchase price (please include contract with agreed-upon selling price)

_____ Actual new construction quotes (please include quotes)

_____ Actual renovation/capital improvement quotes (please include quotes)

_____ Loan refinance (please include payoff statement from current lender)

_____ Combination of above factors (with all requisite quotes and paperwork)

 What is the amortization period you are requesting?
 15 years
 20 years*

 *20 year amortizations are discouraged and will be considered only in rare situations.
 20 years*

The Foundation will take first lien on the property. The tax valuation of the property is currently , as of _____/20___. (The loan to value ratio can be no more than 80%.)

Is there any other collateral for this loan? _____Yes ____No ____Yes ____No

What date do you anticipate needing the money? ____/20____

Please tell us about the resources you have for the project:

Cash on hand (that is dedicated to the project):	\$
Donations from District or Conference (anticipated):	\$
Church Development Grants (anticipated):	\$
Amount already paid on project:	\$
Other (detail on separate sheet of paper):	\$
Total Capital Campaign Pledges/Receipts:	\$
Total anticipated resources:	\$

Please include the following financial information as attachments:

- 1. Financial Statements for the past two years (required) or past three years (preferable)
 - 1. Balance Sheet (year to date)
 - 2. Income and Expense Statement (year to date)
 - 3. Year-End Financial Statements for each of the previous two/three years
- 2. If the loan is to refinance an existing loan, please include 12 months of payment history from your current lender.

Do you plan to conduct a Capital Campaign to help pay for this project? _____ Yes _____ No

If yes, please tell us about it:

- A Capital Campaign has been conducted and pledges were secured for a total of
 , payable during the time period, ____/20___ ___/20___.
- A Capital Campaign will be conducted and pledges will be secured for a total of
 , payable during the time period, ____/20___ ___/20___.

NOTE: The amount of pledges should equal the total of at least two years of the loan amortization.

As of ____/20___, the total amount received on these pledges was \$_____.

Will a second Capital Campaign be held to secure pledges for debt retirement? _____ Yes _____ No

If yes, what is the anticipated date? ____/20___ - ___/20___

Do you have existing mortga	ge loans?	Yes	No	
If yes, please tell us about it/	them:			
First Mortgage:				
Name of Lender:		Loan Officer:		
Address:Street		City	State	Zip
	Loan O	rigination Date://		1
Original Loan Amt: \$		Current Balance: \$		-
Monthly Payment: \$		Amortization Period:	years	3
Physical Property Address:	Street	City	State	Zip
Legal Property Description:				
Second Mortgage:				
Name of Lender:		Loan Officer:		
Address:				
Street		City	State	Zip
Account/Loan #:	Loan O	rigination Date://	Interest R	ate:%
Original Loan Amt: \$		Current Balance: \$		-
Monthly Payment: \$		Amortization Period:	years	3
Physical Property Address:	Street	City	State	Zip
Legal Property Description:				-

Other Debt:

Does your institution have any additional debt (e.g. other mortgage loans, credit lines, unsecured notes, etc.)?

_____No ____Yes: If yes, please attach details on a separate sheet.

Authorizing Resolution (if applicable)

This c	ertifies that the Char	ge Conference (or	Church Conference) of the	
United	l Methodist Church,	of the	District, on the	day
of	, 20	, adopted the fo	llowing RESOLUTION:	
	BE IT RESOLVE	D that the Trustees	, or proper officials of the	
	to borrow money f	rom the United Me mount of \$	District are here ethodist Foundation of Western North Ca, and an amortiz rs.	arolina, Inc.,
Date:		Signed:		
			Charge/Church Conference Secretary	
			Type or Print Name	
	-		District, held or	
	-		as recommended that a loan application of	
Date:		Signed:	President of District Board	
			Type or Print Name	
Date:		Signed:		
			Secretary of District Board	
			Type or Print Name	
The r	ecommendation of	the District Board	d is not necessary/applicable.	
Date:		Signed:		
			District Superintendent	
			Type or Print Name	

Consent of the District Superintendent and Pastor

The undersigned individuals, as District Super	intendent of the District
in which United M	Iethodist Church of
and as Pastor appointed to said church, certify	that we have examined the forgoing application and,
pursuant to Paragraphs 2540 and 2541 of the	Book of Discipline of The United Methodist Church and
consent and recommend that a loan of \$	with an amortization
period not to exceed years	be granted.
Date: Signed:	
	District Superintendent
	Type or Print Name
Date: Signed:	
	Pastor
	Type or Print Name

Attorney who will represent the church in this loan

Name of attorney (print or type), and Name of Law Firm						
Address:						
Street	City	State	Zip			
Phone Number: ()	Fax Number:	()				
Email Address:						

Checklist that you have included all of the following information:

Please note that failure to include the following information as a completed loan application packet will disenable us to process your application and result in your application being returned for completion.

- 1. _____ Two (or three) years of Financial Statements (in a bank-approved software format such as Quicken, QuickBooks, Automated Church Systems, etc.):
 - a. Balance Sheet (year-to-date)
 - b. Profit and Loss Statement (Income and Expense Statement; year-to-date)
 - c. Year-End Budget Reports
- 2. _____ Detailed description of the project, and ministries served by the project.
- 3. _____ Financial/cost breakdown of the project (as detailed as possible) with any projected savings (utility costs for upgraded HVAC, for example) .
- 4. _____ Current valuation of property from County Tax Website.
- 5. _____ Signed Certification of Understanding and Agreement, located on the last page of the Foundation's loan policies.
- 6. _____ Information relative to any outstanding debt, secured or unsecured, that your institution may have.
- 7. _____ If apportionment history is less than 100% for the past five years, please attach a letter explaining the reason, and the plans/steps to get back to 100%.
- 8. _____ Please provide a letter about the church, sharing the following:
 - a. What community ministries does the church sponsor/support?
 - b. What community programs are housed in the church facility and whom do they serve?
 - c. What percentage of church income is spent on mission projects, and describe those.
- 9. _____ Any other information you would like the Foundation Loan Team to know when considering your application.



"Building the Church for Generations to Come"

Loan Policy: Guidelines and Procedures

Purpose

The United Methodist Foundation of Western North Carolina, Inc. (UMF) supports the mission of The United Methodist Church by providing loans to United Methodist Churches, Districts, Institutions or other church extension agencies (herein called Applicants). Loans are conveyed for purchase, construction, expansion, major improvements, or for refinancing existing mortgages. The Loan Team of the UMF establishes maximum loan amounts, interest rates, and terms periodically. They are subject to change and Applicants are encouraged to check with the staff and/or the UMF website (www.umfwnc.org) for current loan limits and rates.

Projects for Which Loan Funds are Available

- 1. New congregation's first building/facility
- 2. Expansion of facilities on existing site
- 3. Major improvement and/or replacement of existing facilities
- 4. Site purchases
- 5. Refinancing of existing loan with banks or other lenders
- 6. Projects with a cost exceeding \$50,000

Projects for Which Loan Funds are NOT Available

Projects for which loan funds are not available include aesthetic and/or nonessential projects:

- 1. Organs
- 2. Bell Towers
- 3. Stained glass windows
- 4. Interior design/decorating
- 5. Facades
- 6. Landscaping
- 7. Projects that are estimated to cost less than \$50,000

Funding for these projects CAN be included in as part of a larger overall requested loan amount, if a minimum equity percentage of 20% is maintained.

Loan Conditions

- A. The normal amortization period for any loan shall be 15 years. However, a 20-year amortization period may be approved on a case-by-case basis, and the UMF is authorized to establish amortization schedules, which may contain balloon provisions.
- B. The interest rate on loans shall be adjusted quarterly to 2.0% above the current rate paid by the UMF on its Participation Accounts in the Development Fund.
- C. Because the UMF has finite funding resources and wishes to provide those resources to as many United Methodist related institutions as reasonably possible, loans are made with the understanding that the borrower will draw these funds promptly as described below: It is not acceptable to the UMF for a borrower to only partially use a loan, or to attempt to use the loan as a line of credit. Accordingly, the UMF will charge a commitment fee equal to one percent (1%) of the amount of the loan ("Commitment Fee"). This Commitment Fee, upon the execution of the Commitment Letter, is fully earned and is due and owing to the UMF. The Commitment Fee will be due upon ten (10) days written notice from the UMF to borrower and may be drawn by the UMF at its option against any of the loan account not yet disbursed to the borrower. Notwithstanding the foregoing, if the loan is fully and completely disbursed to the borrower within ninety (90) days of the date of the Commitment Letter, or, if a construction loan, is fully and completely disbursed to the borrower on or before the end of the construction period described in the loan documents (collectively, the "Time Requirements"), the UMF may waive and not require payment of the Commitment Fee. Additionally, if borrower fails to comply with the forgoing Time Requirements, any remaining balance not drawn by the borrower shall then be advanced to the borrower and the borrower shall begin thirty (30) days thereafter making its payments of principal and interest.
- D. Loans are considered on a first come, first serve basis, as evidenced by a received-date stamped on the application (if physically mailed) or received in email inbox (if sent electronically). Priority will be given to Western North Carolina Conference institutions.
- E. Loans SHALL NOT BE MADE that will have the effect of establishing a line of credit. When an advance is made on a loan or when the current balance is being re-amortized, the amortization period cannot extend beyond the original (existing) amortization period.
- F. Loans will not be approved for structures that are inherently portable or relocatable in nature. Any structure that, in a construction appraisal would not be considered as a permanent asset and add value to the property, shall not be funded through the UMF. This would include, but is not limited to: portable or relocatable structures, fabric or membrane structures, tents, air-supported structures, tensioned structures or other similar structures.
- G. The borrower shall provide at least 20% of the cost of the project.
- H. If the loan is to be used for the purchase of property, the borrower shall provide a down payment equal to 20% of the purchase price.

Loan Application Requirements

- A. The Loan Application form and supporting materials shall be **completed** and submitted to the UMF before formal consideration of a loan request will be made. This includes:
 - a. Project description and purpose; ministries served.
 - b. The consent and signatures of required authorities.
 - c. Two (or three) years of required financial statements.
 - d. When appropriate, the results of a capital funds drive, showing the receipt of pledges equal to 100% of the mortgage payments for the first two years.
 - e. Documentation showing the loan to value will not exceed 80%.
 - f. Documentation showing the total debt service of the institution will not exceed 35% of the total annual income of the institution (including building fund receipts).
- B. An authorized representative of the UMF will visit the project and meet with appropriate project officials to discuss the feasibility of the project, as well as to assess the ability of the institution to repay the full loan amount. This information will be included in the Loan Summary to the UMF Loan Team.
- C. The borrowing institution shall submit updated financial information if the formal loan application was completed more than 90 days prior to its date of consideration.

Closing Conditions

- A. All loans shall be secured by a first mortgage on the appropriate property. If a cemetery is adjacent to the property, it must be subdivided and not included with this mortgage.
- B. Documents to be submitted are:
 - a. A Promissory Note.
 - b. A recorded Mortgage that includes language prohibiting the assumption of additional debt by the borrower without the written consent of the UMF directors.
 - c. An acceptable Mortgagee's Title Policy, showing the UMF as the holder of the first lien on the encumbered property.
 - d. Evidence of inclusion in the policy of insurance covering the church property.
 - e. A recorded Notice of Commencement recorded after the Promissory Note and the Mortgage.
 - f. If the loan is being used to purchase land, the results of an environmental impact study conducted by a firm acceptable to the UMF.
 - g. Other documents as deemed necessary by the counsel for the UMF.
- C. Documentation that a minimum of 20% of the cost of the project is on hand or has been expended on the project. In a land purchase situation, the 20% shall represent a portion of the down payment.
- D. All closing costs are the borrower's responsibility.

Loan Disbursement Conditions

A. If the loan proceeds are to be disbursed as a construction loan, the institution, with the approval of the UMF, shall enter into a Construction Loan Agreement that shall meet the following contractual arrangement:

Stipulated Sum Basis with 100% Performance Bond and 100% Labor and Material Payment Bond. The institution shall have an agreement with a General Contractor to construct the facility and to provide a one in the amount of the contract with the General Contractor. The form of Agreement between the Institution and the Contractor shall be one that is of an acceptable nature to the institution and the UMF. Bonds shall be provided by sureties licensed in the appropriate state (North Carolina or South Carolina) having a minimum rating B+ VI, as rated by *Best's Key Rating Guide*, current edition. Said bonds shall contain a Dual Obligee Rider naming the UMF as an oblige, and said bonds and rider shall be in such form, as the UMF shall require.

The UMF shall disburse the loan proceeds after effectuation of the following:

- 1. The institution has submitted documentation that all funds on hand for the project have been applied by the institution, except for those funds representing a 5%-10% contingency reserve,
- 2. Upon receipt of a copy of the 100% Performance Bond and the 100% Labor and Material Payment Bond,
- 3. Upon the appropriate request for funds by the proper institutional official, the architect, and the contractor,
- 4. Upon receipt of evidence that a copy of the Payment and Performance Bonds were recorded with the Notice of Commencement, and
- 5. Upon receipt of waivers of liens for all previous payments.
- B. If the loan proceeds are to be disbursed in a lump sum as payment, such as for the purchase of a building and property, the proceeds will be disbursed in a manner agreed upon by the institution and the UMF.

Loan Repayment Conditions

A. At the discretion of the UMF, during the first 12 months of a loan other than a construction loan, interest only shall be due monthly, on the first of each month. During this 12-month period, the borrower is encouraged to make principal payments in addition to the interest payments. At the end of this 12-month period, the monthly loan payment amount (consisting of interest and principal) shall be established. This regular monthly payment shall be based on the principal balance at the end of this 12-month period, the interest rate that will be in effect on the 1st day of the month after the end of this 12-month period and the remaining amortization period. The first regular principal and interest payment will be due on the first day of the first month after the end of this 12-month period.

- B. On construction loans, interest only shall be due monthly, on the first of each month, on funds received to date. During the 12 months beginning on the first day of the month after the month in which the final draw on the loan proceeds occurs, interest only shall be due monthly, on the first of each month. During this 12-month period, the borrower is encouraged to make principal payments in addition to the interest payments. At the end of this 12-month period, the monthly loan payment amount (consisting of interest and principal) shall be established. This regular monthly payment shall be based on the principal balance at the end of this 12-month period, the interest rate that will be in effect on the 1st day of the month after the end of this 12-month period and the remaining amortization period. The first regular principal and interest payment will be due on the first day of the first month after the end of this 12-month period.
- C. No prepayment penalties shall be applied; however, additional payments on principal shall be made only at the time of the regular monthly payment.
- D. A late fee of 5% of the monthly payment will be charged on loan payments received after the 15th of the month. Monthly mortgage payments via electronic ACH are available and encouraged. These payments are processed on the 10th of each month.
 - a. Upon a loan becoming 30 days in arrears following the grace period, the loan shall be considered in default. The President of the UMF or his/her designee shall contact the appropriate institutional official directly to discuss ways to make the loan current.
 - b. If 30 days following the date of default, the loan has not been made current, the President of the UMF shall contact the appropriate institutional official and other appropriate institution, district and/or conference officers to discuss ways to make the loan current.
 - c. If 60 days following the date of default, the loan has not been made current, the President of the UMF shall meet with appropriate institutional official(s) and with other appropriate institution, district and/or conference officers to determine what steps, if any, can be taken to avoid foreclosure.
 - d. Foreclosure shall occur only upon the recommendation of the President of the UMF and the concurrence of the directors of the UMF after steps a c above have been performed.

Insurance Settlements

If an insurance settlement on mortgaged property is for \$25,000 or less, the UMF shall release the proceeds of the settlement to the institution; if in excess of \$25,000, the following shall apply:

- A. The proceeds of the settlement shall be placed in a participation account in the UMF Development Fund,
- B. The institution shall submit to the UMF a proposal detailing the plan and cost of repair, and
- C. Once the proposal has been approved by the UMF, the proceeds of the insurance settlement shall be disbursed as follows:
 - a. If the facility was totally destroyed, the UMF would retain that portion of the insurance settlement proceeds which represents the full value of the outstanding principal balance of the mortgage loan and release to the institution the remaining portion of the proceeds,
 - b. If the property is abandoned, the UMF would retain that portion of the insurance settlement proceeds which represent the full value of the outstanding principal balance of the mortgage loan, or
 - c. If the facility is to be repaired, the insurance settlement proceeds shall be disbursed in the same manner as a construction loan.

Certification of Understanding and Agreement to UMF Loan Conditions and Policies

We certify that we have read and understood the UMF Loan Conditions and Policies. We agree to be governed by them in the administration of a loan.

Chairperson, Board of Trustees	
-	
Chairperson, Finance Committee	
Treasurer	
Chairperson, Building Committee	
Senior Pastor/President/CEO	
Name of Institution	
Area Code & Telephone Number	
Fax Number	