

## Why Choose The Loan Fund?

Our loan application is streamlined and tailored to United Methodist churches and agencies

We offer very competitive interest rates.

Our closing costs are very low, usually \$500, except in unusual circumstances.

We will come to you for the closing, day or evening, at your convenience

There is never a pre-payment penalty.

Quick loan application processing and approval. We can process a complete loan application in about a week.

We offer 1, 3, or 5 year adjustable rate mortgages

We offer terms up to 20 years (sometimes longer)

Mortgages are held and serviced by the Loan Fund for the life of the loan. That means we will be available to answer your questions.

**We Are Truly United Methodists  
Working Together!**

## Loan Options

All loans provide money for purchasing, refinancing, building, or repairs of U.M. churches and properties.

**1-Year Adjustable Rate Loans:** Rate adjusts upward or downward annually. Normally priced below our 3-year lending rate.

**3-Year Adjustable Rate Loans:** (Our standard loan) Rate adjusts upward or downward at 3-year intervals. Normally adjusts to our then current 3-year lending rate.

**5-Year Adjustable Rate Loans:** Rate adjusts upward or downward at 5-year intervals. Normally priced slightly above our 3-year lending rate.

**Refinance Loans:** Provides refinancing for current high-interest debt.

**Construction Loans:** Provides interest only payments during the construction phase. Draws may be made as needed up to the approved loan amount. Loan will then be amortized.

**Deposit Backed Loans:** Provides for a reduced rate loan when deposit account is collateralized. For example, church members, or the church may start or use an existing Foundation or Loan Fund deposit account as collateral.

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# Helping Build Dreams for the Future



IN U.M. Loan & Savings  
Ministry, Inc.



## Do You Have A Dream?

Does your church have a long dreamed of project? It could be a new fellowship hall, a kitchen remodel, expanding the parking lot, buying or remodeling a parsonage, or even building a new sanctuary.

With any church project, there is much planning to do, and many important decisions to make. After the initial planning process, and contractor bidding, there is the financial side of it. Where to go for financing? We hope you will think of the IN U.M. Loan & Savings Ministry, Inc. (Loan Fund) first. Why? - Because we exist solely to serve the United Methodist churches and agencies of Indiana. Our depositors are United Methodists too.

You see, the Loan Fund was created in 2001 by the North Indiana United Methodist Foundation, because its leadership saw a need for offering low cost loans to United Methodist churches and agencies. Our role is to help these churches and agencies get the best loan they can. We offer very competitive loan rates, very low closing costs, and great customer service.

We service all of our own mortgages. Your church can always call us and we'll be right here to help in any way that we can.

Whether you are buying, building, refurbishing, or refinancing, we will always have your best interest at heart.

## Loan Applications Made Easy

We know that a church project is largely planned and organized by volunteers. The thought of filling out mountains of paperwork can be more than a little intimidating. That is why we have done everything possible to streamline the application process. We also provide churches with the paperwork required according to UMC Discipline. We can walk you through the application process every step of the way. We even come to your church personally to sign closing documents, day or evening, to accommodate your member's busy schedules.

In addition, we offer free mortgage pre-qualification. Our staff can usually tell you within a short time whether your loan will be approved.

Shopping for the lowest interest rates? Just call our office to find out our current loan rate. If you do find a better rate, just let us know. We cannot always beat the local bank's rate, but we will do our best to beat or meet it. While we don't believe that loan rates are the most important reason to pick a lender, we understand how important it is to be a good steward with church funds.

## We Are Here To Serve You

The Loan Fund offers a full range of loan options to meet your needs. Whatever your project, we will customize the loan to fit your needs.

On the back of this brochure is a more detailed list of loan products that we offer. To find out more, call the Loan Fund office. We feel our connectivity with the United Methodist Church makes us the best choice for your loan needs.

