

Examples of ways in which Indiana churches have made use of edifice loans:

- Roof repair or replacement
- HVAC replacement
- Installation of new security doors
- Masonry work
- Church kitchens - from new ceilings to complete renovation
- Sidewalk repair
- Final touches on a newly constructed building, following fire destruction

How might your church property be enhanced by an edifice loan provided by In/KY? Inquire today!

The Edifice Loan program is a ministry of ABC of Indiana and Kentucky. Your church's gifts to United Mission, America for Christ, State Work and the Region Offering support this ministry, and all that we do together as a region. For more information, contact an ABC-IN/KY staff member today.

American Baptist Churches of IN & KY



TOGETHER on God's Abundant **Journey**

**equipping leaders
empowering churches
expanding mission**

THE INDIANA BAPTIST CONVENTION EDIFICE LOAN

**American Baptist Churches of
Indiana and Kentucky
65 Airport Parkway, Suite 120
Greenwood, IN 46143**

EXPLANATION

The Edifice Fund of the American Baptist Churches of Indiana and Kentucky (ABC-IN/KY) is a revolving account from which loans are made to churches needing or wishing to do work on their buildings. Historically, the fund was established to aid congregations with their church buildings. These funds are intended for smaller projects or as seed money to get a larger project underway. The funds may be used for church buildings, education buildings and in 1994 was extended to parsonages. Other needs will be considered by the Finance Committee. It is intended to be a service and a ministry of The American Baptist Churches of Indiana and Kentucky. The funds have accumulated over the years through specific bequests and excess operating funds from quite a few years back. The initial source of some of these funds has been United Mission dollars. The loans are available to member churches in good standing throughout the Indiana/Kentucky and Greater Indianapolis regions. Churches in good standing will participate in Region activities and will give regularly to United Mission or the Region offering.

The maximum loan to any church is \$50,000 and this may be repaid as rapidly as the church desires. The monthly payment amount will be calculated as determined by a standard amortization schedule based on the terms (interest rate and length of loan) in place at the time of application. Usually, a monthly payment is required even though larger payments may have been made in prior months. Early payment is certainly encouraged to allow funds to be available for future needs of other churches.

The interest is set by the ABC-IN/KY Finance Committee and is reviewed annually. The current interest rate is 5.0%. Interest is computed on a monthly basis. An amortization table is provided and updated as necessitated by additional payments.

If your church desires an Edifice Loan, please complete the application and submit along with the required documents. Requests are considered in the order received. Sometimes it is necessary that churches wait until we have enough funds on hand. When your application is received, we will follow the procedure as outlined in the next column.

For further information, please feel free to contact your Region Minister or

Rev. Soozie Whitten Ford
Executive Minister
317-635-3552

PROCEDURE for OBTAINING a LOAN

1. Complete the application and forward it to the Region Office with all required attachments.
2. Upon receipt of the application, the loan request will be taken to the next scheduled meeting of the Region Board or Finance Committee for approval.
3. Upon approval, our attorney will prepare 1.) Promissory Note and 2.) Mortgage. These will then be forwarded to the church for signatures. Signatures on the Promissory Note and Mortgage must be notarized.
4. When signed, notarized note and mortgage are returned to the Region office. The Executive Minister will sign ABC-IN/KY's copies, return one copy, an amortization schedule and the check to the church.
5. The Mortgage will then be filed with the County Clerk in the county in which the Church is located.
6. Payments will be due on the 15th of the month, commencing the month following receipt of the check unless other specific terms have been agreed upon.
7. If a scheduled payment is not made, the interest for that month will be added to the outstanding balance.
8. After full payment of the loan has been completed, the note and mortgage will be stamped "PAID" and returned to the Church. A Satisfaction of Mortgage will be prepared and forwarded to the church and must be filed with the County Clerk.

NOTE: There is a provision in the Promissory Note providing for a 2% late charge.

The Mortgage provides that the terms of the Mortgage will be in default in the event, "Borrower fails to maintain its affiliation with the American Baptist Churches USA and/or The American Baptist Churches of Indiana and Kentucky or The American Baptist Churches of Greater Indianapolis".

The description, procedure for obtaining an edifice loan and the application can also be found on the region website at: <http://abc-indiana.org/edifice-loan-information/>