United Methodist Foundation of the Northeast

Loan Program

The Foundation offers commercial loans (for parsonages, churches, and other non-residential buildings) owned by United Methodist churches and agencies.

Our loans address multiple solutions through:

- Term loans with up to 20-year amortization and 1–5-year fixed rate renewals (ARL, ARM)
- Construction with automatic transition to term loan through a single underwriting process
- Short-and medium-term line-of-credit loans designed to help our churches better manage their investment strategies and cash flow

Our loans can be used for:

- Emergency Repairs
- Renovations/Expansion
- New construction or outright real estate purchase(s)
- Refinancing of loans with other lenders with higher-interest rates

Advantages of doing business with the Foundation:

- We know Church!
- Low application fees and minimal closing costs; zero money down when funds on deposit with Foundation are used as collateral to secure the debt
- Customized underwriting process that adapts to a church's unique needs and funding timeline
- Personalized customer service and no prepayment penalties

THE CREDITWORTHINESS DILEMMA

We know Church! Most churches struggle to meet commercial lenders' criteria, but the Foundation offers flexible, ministry-minded loans with fewer restrictions, and lower costs. The Foundation can do this as an independent, denominational 501(c)(3) lender with a mission-driven structure—churches support one another, and a dedicated loan officer provides guidance every step of the way.

SHORT TERM CREDIT LINE

Short-term credit line loans provide funds up to $25,000 to pay the expenses (fees, pre-closing legal fees, building inspection, surveying, land sub-division, etc.) related to the sale of church property. This loan is expected to be paid off with proceeds from the sale at closing and therefore allows for an expedited underwriting process.

DEFERRED MAINTENANCE LINE OF CREDIT

The Deferred Maintenance Line of Credit (DMLC) gives churches access to $25,000–$100,000 to cover urgent repairs while fund-raising for major projects—providing financial flexibility and peace of mind when emergencies like roof damage occur.

Questions? Contact Tom Kinney: **tkinney@umfne.org**

Learn more at umfne.org · Contact us at info@umfne.org or call (800) 595-4347