

Synod of the Pacific



FORM A

Application for New Synod Loan: Line of Credit or Amortized Loan

**Construction, Repairs and Renovations,
Site or Building Purchase,
Pastor Housing and Other Projects**

Instructions:

Please send the *completed original application* to your Presbytery/Mission Area office. Include the following:

- Financial Statements (balance sheet and revenue/expense) for current year and past 2 years
- Current church budget and next proposed budget
- Preliminary drawings and plans (file size please)
- Construction contract
- Appraisal (for site and building purchases only)

Send a *complete copy* to:

**SYNOD OF THE PACIFIC
ATTN: Loan Department
200 Kentucky St. Suite B
Petaluma, California 94952-2879**

Consultation and assistance is available by contacting Chuck Tillson, Loan Coordinator, at (800) 754-0669

Please call your local Presbytery for their application deadlines and procedures. Synod's application deadline is the 10th of the month prior to their scheduled meeting dates in February, May, and October.

SYNOD OF THE PACIFIC
FORM A
APPLICATION FOR SYNOD LOAN
 Line of Credit Amortized

Section A: General Information

Amount Needed \$ _____ Estimated Date Funds will be Needed _____

Purpose of loan: _____

Name of Church _____ PIN _____ Presbytery _____

Phone (____) _____ Fax (____) _____ E-Mail _____

Street Address _____ City _____ State ___ Zip _____

Mailing Address (if different) _____

Titleholder (exact corporate name) _____

Date Church was organized _____ Church was formerly known as _____

Primary Contact Person for this Loan Application _____ Title _____

Phone (____) _____ Fax (____) _____ E-Mail _____

Pastor _____ Phone (____) _____ At this Church Since _____

Clerk of Session _____ Phone (____) _____ Term Expires _____

Persons Authorized to Draw Loan Funds: _____, _____, _____
 (Authorized Draw List can be revised at any time by Clerk of Session on Church Letterhead)

Type of Church: (check all applicable categories)

- | | | | |
|---|--------------------------------------|-----------------------------------|---|
| <input type="checkbox"/> New Church Development | <input type="checkbox"/> Urban | <input type="checkbox"/> Suburban | <input type="checkbox"/> Non-metropolitan |
| <input type="checkbox"/> Native American | <input type="checkbox"/> Asian | <input type="checkbox"/> Black | <input type="checkbox"/> Caucasian |
| <input type="checkbox"/> Hispanic | <input type="checkbox"/> Other _____ | | |

Section B: Information about your Community

Radius of community in miles _____ Current Population _____ Expected 5 year growth _____

Factors contributing to changes in population (cite sources): _____

Economic base of community: _____

Approximate price of average home \$ _____

Three churches closest to yours:

Denomination	Approximate Membership	Distance from your Church
_____	_____	_____
_____	_____	_____
_____	_____	_____

Section C: Church Statistical Information

Communicant church membership (past five years):

This Yr(est) _____ Last Yr: 200__ _____ 200__ _____ 200__ _____ 200__ _____

Average Attendance at Sunday Worship Service(s) (past five years):

This Yr(est) _____ Last Yr: 200__ _____ 200__ _____ 200__ _____ 200__ _____

Expected Membership: One year _____ Three years _____ Five years _____

Explanation for Expected Change in Membership: _____

Annual membership mobility rate (approximate) _____% Age of majority of members: _____ to _____ years

Resident family membership units (number of pledging units)

This Yr(est) _____ Last Yr: 200__ _____ 200__ _____ 200__ _____ 200__ _____

Church School: Enrollment past year _____ Average attendance past year _____

Approximate average family income in congregation \$ _____

Please explain any significant changes in Church Statistical Information expected as a result of this project: _____

Section D: Church Financial Information

Operating Budget (excludes building funds and affiliated operations such as pre-school)

	This Yr. (Budget)	Last Yr. 200__	200__	200__	200__
General Operating Revenue					
A Pledged Revenue					
B Non-Pledged Revenue					
C Operating Revenue from other sources (specify: _____)					
D Total General Operating Revenue * (A+B+C)					
E Total General Operating Expenses					
General Operating Surplus or Deficit (D minus E)					

* Use this number in Section E (Mission Giving), row A.

Building Fund Campaign:

Total amount pledged \$ _____ Campaign pledge period from _____ to _____ (dates)

Number of Families Pledging _____ Average pledge per family _____

Campaign directed by Church Financial Campaign Service of PC (USA)? Yes No If no, provide copy of contract.

Are future Campaigns planned? Yes No If yes: from _____ to _____ and from _____ to _____

Borrowing:

Existing Loans <small>(include all debt to banks, Synod, G.A., Presbytery, church members, etc.)</small>	Collateral	Note Amount	Unpaid Balance	Maturity Date	Payment	Interest Rate
Projected New Loans						
Synod Loan			N/A			
			N/A			
			N/A			

Please explain any differences between the above financial summary and the financial statements provided: _____

Section E: Mission Giving

	This Yr. (Budget)	Last Yr. 200__	200__	200__	200__
A Total General Operating Revenue *					
B Per Capita Expense					
C GA/Synod/Presbytery Pledged Giving					
D Special Offerings (OGHS, Pentecost, Christmas/Joy, Peacemaking)					
E Total Qualifying Mission Giving (B+C+D)					
% Mission Giving to Revenue** (E ÷ A)	%	%	%	%	%

* From Section D (Budget Info), Row D

** Interest Rate Discounts of up to 0.75% are available based on your most recent full year's Mission Giving Percentage. (0.75% discount at or above 10.0% giving; 0.50% discount from 7.0% to 9.9%; 0.25% discount from 5.0% to 6.9%.)

Please consult with Synod staff for exact qualifications and calculations to determine what interest rate you will qualify for.

Section F: Mission Strategy Statement

On a separate paper, describe the congregation's Mission Design or Mission Strategy for the next twelve months, including specific goals and objectives. Describe how the proposed project will facilitate implementation of these goals and objectives.

Section G: Project Financial Plan

COST (Complete only as applies)

A. Pre-existing Building or Site Purchase	Purchase Price	\$ _____
Appraised Value \$ _____	Renovation or other costs	\$ _____
Appraised By _____	Total Project Cost	\$ _____

B. New Construction or Addition

Size _____ sq. feet Cost per square foot \$ _____ Construction to begin on _____, 20____.

1. Construction Contract (check one: estimated firm) \$ _____
2. Architect Contract (check: maximum cost contract revision clause) \$ _____
3. Furnishings, parking, insurance, professional fees (10% of contract is suggested) \$ _____
4. Contingencies (bid overage and unscheduled costs. 15% is suggested) \$ _____
5. Inflation factor (minimum 1% per month from now until construction completion) \$ _____

Total Project Cost \$ _____

C. Remodeling / Renovation / Rehabilitation

Construction to begin on _____, 20____.

1. Construction Contract (check one: estimated firm) \$ _____
2. Architect Contract (check: maximum cost contract revision clause) \$ _____
3. Furnishings, parking, insurance, professional fees (if any) \$ _____
4. Contingencies (bid overage and unscheduled costs. 20% is suggested) \$ _____
5. Inflation factor (minimum 1% per month from now until construction completion) \$ _____

Total Project Cost \$ _____

D. Other Project or Use for loan proceeds

Total Cost \$ _____

Describe: _____

RESOURCES

- | | | |
|-----------|---|----------|
| E. | 1. Cash on Hand from building campaign pledges | \$ _____ |
| | 2. Additional Income expected from building campaign before project begins | \$ _____ |
| | 3. Unborrowed Cash from other sources (source: _____) | \$ _____ |
| | 4. Additional Income expected from other sources before project begins
(specify source: _____) | \$ _____ |
| | 5. Cash already expended on project | \$ _____ |
| | 6. Other Loans (specify source & terms: _____) | \$ _____ |
| | 7. Synod Loan (this application) | \$ _____ |

Resource Grand Total (must equal Project Grand Total above) \$ _____

Section H: Standard Terms and Conditions

All Loans

1. Applicant shall have raised, in unborrowed cash, at least 10% of the project cost before commencing or executing contracts.
2. Applicant shall have conducted a special funding campaign and received pledges over and above the regular pledges to the program of the church to provide for repayment of the loan, or shall have made other specific provisions acceptable to Presbytery and Synod for loan repayment.
3. Loan proceeds shall be used only for the purposes for which they were appropriated.
4. The applicant shall incur no financial obligations which are not scheduled as part of the approved Financial Plan without prior consent from the Presbytery and the Synod. Terms and outstanding balances of all loans shall be acknowledged by being printed in the minutes of each annual meeting of the congregation, until fully repaid.
5. All borrowers with loan balances over \$500,000 will be required to provide annual financial statements to the Synod within 90 days of their financial year end. Annual or monthly financial information may also be required of other accounts as deemed necessary by the Synod.
6. Synod reserves the right to suspend credit if applicant's payments are not within term, or if Synod deems there is any other substantial breach of loan covenants.
7. The Synod reserves the right to revise the interest rate in the event that Synod has a change in banking relationships and/or any significant change in its cost of borrowing.
8. Extension or conversion to an Amortized Loan is not automatic. A new Initiation Fee will be charged on any extension or conversion.
9. The interest rate will increase by 1% at the maturity date and every anniversary thereafter if the loan has not been extended or converted.
10. There is an Initiation Fee of 0.50% of the loan amount approved. The loan will be canceled if Initiation Fee is not paid within 60 days of approval. Initiation Fees are non-refundable.
11. The loan will be canceled if not drawn within one year of approval date.
12. Line of Credit and Amortized Loans over \$25,000 will be secured by a Deed of Trust on real property. All loans requiring a Deed of Trust will also require standard ALTA Title Insurance.
13. All loans shall become immediately due and payable when a congregation sells any portion of real property on which a Synod loan has been made and or at such time as the borrower is no longer under the jurisdiction of the Presbyterian Church (U.S.A).

Construction Loans Only

14. Construction contract will be signed only after receiving a commitment letter from the Synod advising of loan approval.
15. Building fund pledge receipts shall be held in a separate bank account, and shall be applied directly to actual project costs or to reduction of project debt.
16. The owner governing body shall require proof of construction bid and performance bonds, builder's risk and vandalism insurance during the project's construction, and shall carry fire, extended coverage, and liability insurance on the full amount of the contract, and shall require documentary assurances at the conclusion of the project to indemnify the owner against mechanics' liens.
17. All contractors shall provide proof of liability insurance to protect the owner against construction errors and omissions, including a guarantee period of one year from the date of acceptance by owner. All contracts shall be bonded.
18. The applicant shall provide to the Synod proof of Course of Construction insurance.
19. Applicant shall engage the services of companies, contractors and other professionals who are equal opportunity employers
20. Building design shall accommodate the needs of persons with disabilities and comply with the Americans with Disabilities Act.
21. Building design shall incorporate measures to make the building energy efficient.
22. All construction and renovation shall comply with all local building codes and zoning regulations.

Site Loans Only

23. Soil tests must be done before any site is purchased in order to assure that the selected site is suitable for building.
24. An environmental audit shall be conducted on any previously developed sites.

If any of the above conditions cannot be met, please request a waiver of the conditions on the following page. State the reasons for your request as part of this loan application.

COVENANT PAGE

Design, Construction, and Financial Covenant

Select and initial ONE of these statements, then sign below:

- 1) _____ The applicant congregation hereby agrees to abide by all terms and conditions of this loan as found on the previous page of this application. We understand that conditions 13 through 21 apply only to construction projects (including major repairs and renovations), and that conditions 22 and 23 apply only to site purchases.

- 2) _____ The applicant congregation hereby requests a waiver of certain loan terms and conditions as found on the previous page of this application. In the space provided below we explain any requests for waivers of terms and conditions.

Clerk of Session

Date

APPLICATION for WAIVER

The applicant congregation wishes to request a waiver of the following condition (s) with the following explanation:

Section I: Approvals

CHURCH/BORROWER (SESSION REQUEST)

On _____, 20 ____, the Session of _____ Church of _____
(City/State), subject to the approval of Presbytery, VOTED to apply for a (choose one):

Synod Line of Credit in the amount of up to \$ _____, for 24 months, with payments of interest only, based on the Synod’s internal cost of funds (less any mission giving discount). Principal will then be refinanced by a:

- Synod Amortized Loan Bank Loan General Assembly Loan or Other (Specify _____)

Synod Amortized Loan in the amount of up to \$ _____, for 60 months, with payments of principal and interest based on the Synod’s internal cost of funds (less any mission giving discount), based on a _____ year amortization schedule (20 year maximum).

The Session believes the statements and data contained herein to be accurate, and that the proposed financial obligations are within the ability of the church to repay, and submits this application for consideration. The Session understands and agrees to the “Standard Terms and Conditions” in Section H of this application.

Clerk of Session Date

CONGREGATION APPROVAL (Only for loans requiring a Deed of Trust)

On _____, 20 ____, the Congregation of _____ Church of _____
(City/State), voted to approve execution of a deed of trust on church property to secure this loan.

Clerk of Session Date

PRESBYTERY APPROVAL

On _____, 20 _____, the Presbytery of _____

In accordance with the Book of Order and its own procedures approved this application for a (choose one):

- Line of Credit for 24 months Amortized Loan for 60 months

in the amount up to \$ _____. The Presbytery also:

- Reviewed and approved this project as to mission priority;
- Gave consideration to participation in the project’s funding
- Reviewed and approved the Financial Plan as fiscally responsible.
- Agreed to guarantee scheduled repayment of said Synod Loan.
- Requests that loan proceeds to be disbursed by Synod directly to the Applicant.

Presbytery/Associate Synod Executive/Stated Clerk Date

SYNOD APPROVAL

On _____, 20 _____, the SYNOD OF THE PACIFIC, in accordance with its own procedures, VOTED to APPROVE a Synod: Line of Credit for 24 months Amortized Loan for 60 months

in the amount up to \$ _____ at a rate of _____% based on the Synod’s internal cost of funds, which includes a discount of _____% based on Mission Giving history.

Synod Executive/Director of Business Services/Stated Clerk Date