

Fixed Payment Loan

The OA fixed payment loan product allows the customer to fix its monthly payment amount, potentially for the life of the loan, based on the current interest rate and a 20-year amortization. The interest rate may adjust annually, but as long as changes in the interest rate do not lead to the monthly accrual of interest being greater than the original monthly payment amount, the payment will remain fixed at the original amount for at least the first ten years of the loan. Should the fixed payment amount not be sufficient to cover the monthly interest accrual, the payment will adjust to this higher amount until such time as the rates decrease and allow for a lower interest-only payment or the original fixed payment amount once again.

The maturity date of the loan will be based on a 30-year term, although the loan will likely pay off sooner, unless there is a significant long-term increase in interest rates. Beginning in year 11 of the loan, the monthly payment will be the higher of either a fully-amortized payment that will pay off the loan by the 30-year maturity date or the original fixed payment amount. The monthly loan payment will be adjusted each successive year in this manner until the loan is paid off. At no time will the loan payment be less than the original payment amount.

In the case of a construction loan, the borrower will make interest-only payments until the final loan draw is taken, at which time the fixed payment amount will be calculated based on the actual loan balance and the original interest rate communicated in the loan approval letter (even if a delayed closing leads to a change in the actual initial interest rate). The 30-year maturity date for the loan will be based on the time of the final loan draw.

No discount will be allowed for being an extension church or for obtaining first-owned worship property.

Approval of this product is subject to normal underwriting standards. Receipt of this product description does not infer qualification for this product.