

GUIDELINES FOR THE BAPTIST FOUNDATION OF MONTANA CHURCH LOAN FUND

Purpose

The Baptist Foundation of Montana (BFM) Church Loan Fund is available to assist Montana Southern Baptist Convention (MTSBC) affiliated churches in the establishing of a new church building or to upgrade or expand their present facilities.

Application Requirements

1. The church applying for the loan must be a cooperating member of the MTSBC and must be contributing regularly to the Cooperative Program.
2. Prior to the application, the church must make sure the property meets all zoning and other regulations concerning having a church there.
3. If buying only land, it must be at least two acres and preferably more.
4. The church must be incorporated in Montana as a non-profit corporation.

Loan Guidelines

1. Loans may be made in an amount up to \$100,000.
2. An interest rate to be determined will be charged, with an amortization schedule of up to 10 years.
3. For a new work, payments on the principal are not required during the first twelve months of the loan. Interest only shall be paid beginning one month from the date of the loan. Both principal and interest shall be paid starting the thirteenth month and continuing until the loan is paid in full.
4. Normally the Baptist Foundation of Montana will hold a first mortgage on the property. However, the BFM will consider a second mortgage.
5. If a transaction is not completed within six months from the date the commitment is made, the commitment must either be canceled or an extension must be granted.
6. In the event the property is sold, the loan becomes due and payable immediately.
7. If the borrowing church ceases to be a cooperating church with the MTSBC, the balance of the loan becomes due and payable immediately.
8. The money must be used for the purpose it was loaned, or it must be returned immediately.
9. The borrowing church must complete an "MTSBC Reverter Clause" and record it in the local county records when the loan is made.

**Montana Southern Baptist Convention
Billings, Montana**

Church Property Reverter Clause

By action of the Montana Southern Baptist Convention, the following Church Property Reverter Clause is to be included in the Warranty Deed and recorded in public records for all churches and property sites where a loan or grant is allocated from the Baptist Foundation of Montana.

And further to have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto, belonging to the _____ Baptist Church, _____, Montana, a nonprofit corporation, its successors and assigns, forever, for the use and benefit of those of the membership, even though they may be a minority, who adhere to, maintain and propagate the doctrines, faith and practices of the missionary Baptist churches which cooperate with the Montana Southern Baptist Convention and the Southern Baptist Convention; and failure or refusal of the membership of said church, even though they be a majority, to adhere to, maintain and propagate the doctrines, faith and practices of missionary Baptist churches and to cooperate with the Montana Southern Baptist Convention and the Southern Baptist Convention, shall constitute such a deviation from the accepted usages, practices and beliefs of Baptists, that said majority shall no longer constitute the true congregation of said church, the title to the property hereinabove described shall vest in, and be held for, the use and benefit of the minority who do adhere to, maintain and propagate the doctrines, faith and practices of the members of missionary Baptist churches which cooperate with the Montana Southern Baptist Convention and the Southern Baptist Convention; and, in the event the entire membership of the _____ Baptist Church of _____, Montana, should fail or refuse to follow, or should renounce the doctrines, faith and practices of members of Baptist churches which cooperate with said Conventions, then the title to the above described property shall revert to and become vested in Montana Southern Baptist Convention, or its successor, to be used for church and mission purposes.

Date Church Agreed to Reverter Clause

Church Trustee

Date

Church Trustee

Date

Witness

Date

STATE OF MONTANA

County of _____

This instrument was acknowledged before me on _____ 20____ by

_____ (names of persons)

as _____ (type of authority, e.g., officer, trustees, etc.)

of _____ (name of church on behalf of whom instrument was
executed).

(SEAL)

Notary Public, State of MT

Residing at

My commission expires on
