



CHURCH FAMILY OWNERSHIP High Level Investment Terms

“...set his seal of ownership on us and put his Spirit in our hearts as a deposit, guaranteeing what is to come.”

—2 Corinthians 1:22

2013 CFO Program: 2018 5-Year Open Exchange Campaign

- The 2013 CFO Program **Disclosure Statement, Investor Agreement** and financial statements are available for your review at the church website:
www.unityofwimberley.com/cfo-program.
- These documents are also available via email; please send your request to
cfo@unityofwimberley.com.
- If you have questions, please call Bruce Kingsley, CFO Program Administrator, at (703) 864-6420

High-level terms of 2013 CFO PROGRAM

- a) 25-year term beginning in 2013; any investment exchanges made as part of this 2018 Open Exchange Campaign will inherit a **20-year term beginning April 1, 2018.**
- b) **Every 5 years** the interest rate will be adjusted to match the U.S. Prime Rate with a **max increase/decrease of 1%**
 - i. The minimum rate for the term of loan is **3.25%**
 - ii. The maximum rate for the term of the loan is **6.25%**
 - iii. **4.25% interest rate will take effect April 1, 2018.** This is a 1.0% increase.
- c) The Investment Agreements will be secured by the 43-acre church property which is currently assessed by Hays County Appraisal District at \$1.2m.
- d) The total CFO debt effective April 1, 2018 was **\$602,193.**
- e) CFO Program Investors hold the first lien on the church property as security.
- f) Same quarterly payment amount (principal + interest) for each of the five-year segments of the investment term. Cash investors will receive direct deposit payments to the bank account of their choice.
- g) Total payback of principal by the end of the term.
- h) The **minimum investment is \$1000 for cash investments and \$5000 for IRA investments** (this is due to possible transfer & IRA fees; see items k. and l. below). This minimum does not apply to current note holders.
- i) These Investment Agreements may be entered into by residents of Texas only who are fully informed investors and understand the disclosure statement associated with the investment. Beneficiaries or gifting recipients can live outside Texas.
- j) Every 5 years the church will hold a formal campaign opening the program for Investment Agreement exchanges between new qualified investors and current investors. The exchanges will result in no increase to the CFO debt.
- k) All exchanges among investors during the 5-year formal campaigns—or at any other time—may be subject to a third-party closing fee in the range of \$50-100.
- l) The 2013 CFO Program Committee members and the Board of Trustees members, are restricted from providing financial counseling; please, see your personal financial professional for any investing advice you may require.
- m) IRA account annual fees for Investment Agreements held at TMI Trust Company (our IRA administrator) will be paid by the church (currently \$45 per year). *NOTE: If you make a CFO investment via an IRA, you are solely responsible for managing your IRA account and abiding by the incumbent regulations, especially the withdrawal regulations once you reach 70½ years of age.*