



March 17, 2010

TO: All Kol Emet Congregants

SUBJECT: Mortgage Debt Reduction Program

L'Dor V'Dor - From generation to generation. It is our obligation and a basic Jewish tenet to take the vision of our founders who created this building and go forward to ensure our children have a Jewish center of activity including, education, prayer, and social activities.

As a follow up to the Congregational meeting on Sunday, January 31st, 2010, I am pleased to announce that we have listened to your ideas and positive feedback from my presentation and will initiate a **Mortgage Debt Reduction Program** beginning April 1, 2010.

The purpose of this program is to help reduce our only LONG TERM DEBT, our mortgage, which is currently \$940,000 at a 5.25% interest rate and carries a monthly expense of \$10,700. We have approximately 9 years left on this mortgage. Our goal is to reduce this debt as quickly as possible. If we pay an additional \$1,000 per month, we cut 10 months off the mortgage and save \$22,000 in interest expense. An additional \$2,000 per month, we cut 19 months of payments and \$40,000 of interest expense.

We need to act strategically for our future and create fiscal soundness so that we can meet future obligations as they become necessary for the maintenance, growth, and well being of our synagogue.

The Mortgage Debt Reduction Program is **VOLUNTARY**. Please consult your tax advisor for potential tax benefits. The program works like this:

- All congregants will be solicited for a monthly donation of any amount. (Suggested: \$18, \$36, \$54, \$72, \$118)
- All monies collected will be set up in a Mortgage RESTRICTED account, and will be applied as an EXTRA principal payment (in addition to our scheduled monthly mortgage payment). The intent of the program is that all monies collected will be used to pay down the principal balance of the mortgage. However, the Board reserves the right to use the monies collected towards the monthly mortgage payment should circumstances dictate. All participants will receive notice in such event.
- A full and comprehensive review of the Mortgage Debt Program will take place annually.
- These monthly donations are open-ended and can be terminated at your request at any time.
- All payments can be an automatic credit card payment, an ACH Debit Bank Card transaction, monthly checks, semi annual payment, or yearly payment. We will work with you based on how you want to pay for this donation.

Enclosed you will find an agreement form for your consideration. Please participate based on your ability and your love for Kol Emet and know that your donation is much appreciated by our community.

If you have any questions, please do not hesitate to contact me. I look forward in working with all of you to help make this a very successful program.

Sincerely,

Owen Leshner

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