



Revolving Line of Credit

Used to handle fluctuating cash flow – Pay interest monthly to smooth out cash coming in versus cash going out. You can borrow up to your credit limit and pay down as cash flow allows to the end of your loan term.



Accounts Receivable Loan

Helps a business ramp up production or finance one-time expenses – this straight line of credit can help a business owner have access to cash as well as maintain a disciplined budget for short-term growth in accounts receivable or inventories. This helps business owners limit their interest expense while also being able to plan their business growth.



Term Loan

Often used to finance the purchase of real estate or equipment - Make a fixed monthly principal and interest payment until the loan is paid in full.



Construction Loan

Finance the construction of a property with a monthly interest payment during the construction period before amortizing the loan with a set monthly principal and interest payment for some period of time.*



Land Development Loan

A series of loan products to facilitate development of land – Term loan to purchase the raw land, letter of credit for governing bodies, line of credit and/or construction loan to facilitate development.*



Agricultural Loans

There are numerous financing options for a farmer's ongoing operation or for acquiring additional assets; loans are often customized to match cash flows coming in from their livestock or grain.

*With both a construction loan and a land development loan, the lender works closely with the owner to ensure the general contractor and subcontractors are performing their work as specified, as well as getting paid in a timely manner via monthly draws from the loan or owner's account. Upon a satisfactory review of the work performed as well as the request for money, the lender and owner will agree to disburse and release payment through a title company. The title company will pay the general contractor and subcontractors. The title company will also collect and track lien waivers from the contractor and subcontractors in order to maintain a clean title chain for the owner and the bank. With a land development loan that involves subdivision, the lender and title company will also handle the partial releases of land title and its corresponding mortgage, when lots are sold. The lenders at INB have experience in both of these types of loans and can make the dynamic process very easy so that the owner or developer can keep their focus on their end goals.