

Loan Products

May 2026

Commercial Loan Products

Including, but not limited to:

- Working capital lines
- Equipment term loans
- Commercial real estate loans
- Commercial construction loans
- Commercial secured and unsecured loans
- Letters of credit
- Truck/fleet loans
- New and used floor plan lines
- Small business administration 7A loans
- Small business administration 504 loans
- Small business administration express lines of credit
- Ag operating loans
- Ag equipment loans
- Ag real estate loans
- Business overdraft line of credit
- Farm service agency guaranteed loans
- Rural finance authority participations – authorized by state of Minnesota
- Business credit cards

Risk Protection Crop Insurance

Provided as a service to support the Ag lending function of Merchants Bank

Consumer Loans

- Consumer personal credit cards
- Personal overdraft line of credit
- Installment loans for general consumer purpose (both secured and unsecured)
 - Example: automobile loans, debt-consolidation loans and home improvement loans
- Home equity lines of credit

Real Estate Loans

Including, but not limited to:

- Residential mortgage loans utilizing traditional secondary market loan programs

- Residential mortgage loans utilizing non-traditional secondary market loans, such as:
 - RD Guaranteed Rural Housing Loan Program which offers up to 100% of the lesser of the price or appraised value with a 30-year fixed rate
 - MHFA First Time Homebuyer Start-up Loans with lower than market interest rates for first time home buyers with low to moderate incomes (when funds are available through programs)
 - MHFA Step-up Purchase and Refinance Loans with lower than market interest rates for non-first-time homebuyers with low to moderate incomes (when funds are available through programs)
 - VA 100% loan to value loans
 - FHA Loans
 - Fannie Mae Home Ready Program and Freddie Mac Home Possible Program with low mortgage insurance and a loan-to-value of up to 97%
 - Medical Professional Home Loan Program
 - Merchants Bank offers a wide variety of in-house mortgages, both variable and fixed rate designed specifically to meet the needs of its customers. This includes programs which offer up to 95% loan-to-value as well as construction, lot loans, recreational land, and temporary financing.

Equipment Finance

- Structured Financing, including payment plans customized to your business.
- Loan or Capital Lease
- Lease Purchase or Finance Lease
- Tax Lease
- Operating Lease
- TRAC, or split-Trac Lease
- Equipment Finance Agreements
- Tax-Exempt Financing
- Vendor Finance Programs