

Farm Service Agency

# Farm Loan Information Chart



| Program                                    | Maximum Loan Amount                                                                                                                                                 | Rates and Terms                                                                                                                                                                            | Use of Proceeds                                                                                                                                                                                                           |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Direct Farm Ownership (FO)                 | \$600,000                                                                                                                                                           | <ul style="list-style-type: none"> <li>Rate based on agency borrowing costs</li> <li>Term up to 40 years</li> </ul>                                                                        | <ul style="list-style-type: none"> <li>Purchase farm</li> <li>Construct buildings or other capital improvements</li> <li>Soil and water conservation</li> <li>Pay closing costs</li> </ul>                                |
| Direct Farm Ownership (FO) Participation   | \$600,000                                                                                                                                                           | <ul style="list-style-type: none"> <li>Rate is direct FO rate less 2% with a floor of 2.5% if at least 50% of loan amount provided by other lender</li> <li>Term up to 40 years</li> </ul> | Same as direct FO                                                                                                                                                                                                         |
| Direct Farm Ownership Microloan (FO ML)    | \$50,000                                                                                                                                                            | <ul style="list-style-type: none"> <li>Rate based on agency borrowing costs</li> <li>Term up to 25 years</li> </ul>                                                                        | <ul style="list-style-type: none"> <li>Purchase farm</li> <li>Construct buildings or other capital improvements</li> <li>Soil and water conservation</li> <li>Pay closing costs</li> </ul>                                |
| Direct Down Payment Farm Ownership Program | The lesser of 45% of: <ul style="list-style-type: none"> <li>the purchase price;</li> <li>the appraised value; or</li> <li>\$667,000 (\$300,150 maximum)</li> </ul> | <ul style="list-style-type: none"> <li>Rate is direct FO rate less 4% with a floor of 1.5%</li> <li>Term of 20 years</li> <li>Down payment of at least 5%</li> </ul>                       | Purchase of farm by a beginning or underserved farmer                                                                                                                                                                     |
| Direct Operating (OL)                      | \$400,000                                                                                                                                                           | <ul style="list-style-type: none"> <li>Rate based on agency borrowing cost</li> <li>Term from 1 to 7 years</li> </ul>                                                                      | <ul style="list-style-type: none"> <li>Purchase livestock, poultry, equipment, feed, seed, farm chemicals, and supplies</li> <li>Soil and water conservation</li> <li>Refinance debts with certain limitations</li> </ul> |
| Direct Operating Microloan (ML)            | \$50,000                                                                                                                                                            | Same as direct OL                                                                                                                                                                          | Same as direct OL                                                                                                                                                                                                         |

| Program                           | Maximum Loan Amount                                                                                                                                                           | Rates and Terms                                                                                                                                                                                                                                                                                                      | Use of Proceeds                                                                                                                                                                                                                                                                                                            |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Direct Emergency                  | 100% actual or physical losses<br>\$500,000 maximum program indebtedness                                                                                                      | <ul style="list-style-type: none"> <li>• Rate is based on the OL rate plus 1%; with a cap of 3.75%</li> <li>• Term from 1 to 7 years for non- real estate purposes</li> <li>• Term up to 40 years for physical losses on real estate</li> </ul>                                                                      | <ul style="list-style-type: none"> <li>• Restore or replace essential property</li> <li>• Pay all or part of production costs associated with the disaster year</li> <li>• Pay essential family living expenses</li> <li>• Reorganize the farming operation</li> <li>• Refinance debts with certain limitations</li> </ul> |
| EZ Guarantee                      | \$100,000                                                                                                                                                                     | Same as Guaranteed Operating or Guaranteed Farm Ownership                                                                                                                                                                                                                                                            | Same as Guaranteed Operating or Guaranteed Farm Ownership                                                                                                                                                                                                                                                                  |
| Guaranteed Operating              | \$1,825,000<br>(Amount adjusted annually for inflation)                                                                                                                       | <ul style="list-style-type: none"> <li>• Rate determined by the lender</li> <li>• Term from 1 to 7 years</li> <li>• Loan guarantee fee is 1.5%</li> </ul>                                                                                                                                                            | Same as direct OL                                                                                                                                                                                                                                                                                                          |
| Guaranteed Farm Ownership         | \$1,825,000<br>(Amount adjusted annually for inflation)                                                                                                                       | <ul style="list-style-type: none"> <li>• Rate determined by the lender</li> <li>• Term up to 40 years</li> <li>• Loan guarantee fee is 1.5%</li> </ul>                                                                                                                                                               | Same as direct FO except loan may be used to refinance debts                                                                                                                                                                                                                                                               |
| Guaranteed Conservation Loan (CL) | \$1,825,000<br>(Amount adjusted annually for inflation)                                                                                                                       | <ul style="list-style-type: none"> <li>• Rate determined by the lender</li> <li>• Term not to exceed 30 years, or shorter period, based on the life of the security</li> <li>• Loan guarantee fee is 1.5%</li> <li>• Eligibility requirements expanded to include large and financially strong operations</li> </ul> | <ul style="list-style-type: none"> <li>• Implement any conservation practice in an NRCS-approved conservation plan</li> <li>• May be used to refinance debts related to implementing an NRCS-approved conservation plan</li> </ul>                                                                                         |
| Land Contract (LC) Guarantee      | The purchase price of the farm cannot exceed the lesser of: <ul style="list-style-type: none"> <li>• \$500,000; or</li> <li>• The current market value of property</li> </ul> | <ul style="list-style-type: none"> <li>• Rate cannot exceed the direct FO interest rate plus 3%</li> <li>• Amortized over a minimum of 20 years with no balloon payments during the first 10 years of loan</li> <li>• Down payment of at least 5%</li> </ul>                                                         | <ul style="list-style-type: none"> <li>• Sell real estate through a land contract to a beginning or underserved farmer</li> <li>• Guarantee is with the seller of the real estate</li> </ul>                                                                                                                               |

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