FARMERMAC II LLC

Secondary Market for USDA Guaranteed Loans

IMPORTANT

Rate Line

- Servicing Retained Net Yields*

Posted: 6/10/2010 9:45 AM ET

Product Types	Monthly Pay Cash	Monthly Pay 4-Week Rate Lock	Annual, S.A., & Qrtly Pay Cash	Annual, S.A., & Qrtly Pay 4-Week Rate Lock
Wall Street Journal Prime **	2.25%		2.25%	
Farmer Mac 3-Mo COFI	1.64%		1.64%	
Farmer Mac 5-Yr Reset COFI, 20, 25, 30-Yr Am	3.42%	3.51%	3.52%	3.61%
Farmer Mac 10-Yr Reset COFI, 20, 25, 30-Yr Am	4.57%	4.66%	4.67%	4.76%
Farmer Mac 15-Yr Reset COFI, 20, 25, 30-Yr Am	5.01%	5.10%	5.11%	5.20%
7-Yr Fixed Rate, 7-Yr Am	3.70%	3.79%	3.80%	3.89%
7-Yr Fixed Rate, 15-Yr Am	3.89%	3.98%	3.99%	4.08%
15-Yr Fixed Rate, 15-Yr Am	4.68%	4.77%	4.78%	4.87%
15-Yr Fixed Rate, 25-Yr Am	4.95%	5.04%	5.05%	5.14%
20-Yr Fixed Rate, 20-Yr Am	4.94%	5.03%	5.04%	5.13%
25-Yr Fixed Rate, 25-Yr Am	5.77%	5.86%	5.87%	5.96%
30-Yr Fixed Rate, 30-Yr Am	5.92%	6.01%	6.02%	6.11%

* Indications only - actual Net Yields are determined at time of pricing and may differ from those indicated.
** For daily, monthly and quarterly resets. For all other reset frequencies, please contact Farmer Mac II LLC.

NOTE: Rates are set by Farmer Mac on behalf of Farmer Mac II LLC.

Term	Description
Loan Pricing	Loans receiving Cash Rates are priced each Wednesday. Rate locks are issued on Weekdays (10:00-3:00 ET) to registered lenders with pre-approved notes.
Settlement/Purchase	Farmer Mac II LLC purchases loans each Thursday. Loans should be delivered to Colson Services Corp. one week prior to the anticipated Settlement Date.
Eligible Loans	Farm Service Agency (FSA)- Farm Ownership (FO) & term Operating Loan (OL) Rural Development (RD)- Business & Industry (B&I) & Community Facility (CF)
Servicing Fees	Determined by the lender and added to the Net Yield. Lender is responsible for collecting, reporting, and remitting loan payments to Colson.
Maximum LTV	All credit and underwriting standards are determined by USDA and the lender.
Prepayment	Borrower may prepay loan in part or in full at any time without penalty.
Next Reset Dates	3-Mo COFI- 7/1/2010 and quarterly thereafter 5-Yr Reset COFI- 1/1/2015 and every 5 years thereafter 10-Yr Reset COFI- 1/1/2020 and every 10 years thereafter 15-Yr Reset COFI- 1/1/2025 and every 15 years thereafter Balloons are not permitted on loans tied to either the 5-, 10- or 15-Year Reset COFI. Payments must adjust with rate changes to insure proper loan amortization.
Payment Options & Dates	Annual- January 1, April 1, July 1, or October 1 Semi-annual- January 1 & July 1, or April 1 & October 1 Quarterly- 1st day of each calendar quarter Monthly- 1st day of each month
Simple Interest	Preferred accrual method- A/365
Transaction/Origination Fees	All fees are included in the Net Yield. Lenders are free to charge origination points.

For more information, contact us at 877-770-FMII (3644) or visit www.farmermac2.com