

JANUARY 2009

Farm Loan Information Chart

Overview

The following chart summarizes FSA farm loan information. Additional details are available at local FSA offices or on FSA's Web site: www.fsa.usda.gov.

Program	Maximum Loan Amount	Rates and Terms	Use of Proceeds
Direct Farm Ownership (FO)	\$300,000	<ul style="list-style-type: none"> ■ Up to 40 years ■ Rates based on Agency borrowing costs ■ Temporary limited resource interest rates are available for those unable to repay at regular rates ■ Interest rate 5% if 50% of loan amount provided by other lender 	<ul style="list-style-type: none"> ■ Purchase farm ■ Construct buildings or other improvements ■ Soil and water conservation ■ Pay Closing Costs
Downpayment Program	The least of: <ul style="list-style-type: none"> ■ 45% of the purchase price, ■ 45% of the appraised value, or ■ \$225,000 	<ul style="list-style-type: none"> ■ Term: 20 years ■ Interest rate: Direct FO rate less 4% with a floor of 1.5% ■ Down payment: 5% 	<ul style="list-style-type: none"> ■ Purchase farm
Direct Operating (OL)	\$300,000	<ul style="list-style-type: none"> ■ From 1 to 7 years ■ Rates based on Agency borrowing cost ■ Temporary limited resource interest rate is available for those unable to repay at regular rate 	<ul style="list-style-type: none"> ■ Purchase livestock, poultry, equipment, feed, seed, farm chemicals and supplies ■ Soil and water conservation ■ Refinancing indebtedness with certain limitations

Program	Maximum Loan Amount	Rates and Terms	Use of Proceeds
Direct Emergency	100% actual or physical losses \$500,000 maximum program indebtedness	<ul style="list-style-type: none"> ■ From 1 to 7 years for non-real estate purposes ■ Up to 40 years for physical losses on real estate ■ Interest rate: 3.75% 	<ul style="list-style-type: none"> ■ Restore or replace essential property ■ Pay all or part of production costs associated with the disaster year ■ Pay essential family living expenses ■ Reorganize the farming operation ■ Refinancing indebtedness with certain limitations
Guaranteed Operating	\$1,094,000 (Amount adjusted annually for inflation)	<ul style="list-style-type: none"> ■ From 1 to 7 years ■ Rates not to exceed the rate charged to lenders' average agricultural loan customers ■ Interest rate reduction of 4% available for those unable to repay at regular rates (with certain limitations) 	<ul style="list-style-type: none"> ■ Same as Direct OL except loan may be used to refinance debts
Guaranteed Farm Ownership	\$1,094,000	<ul style="list-style-type: none"> ■ Up to 40 years ■ Rates not to exceed the rate charged to lenders' average agricultural loan customers 	<ul style="list-style-type: none"> ■ Same as Direct FO except loan may be used to refinance debts

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