

Farm Loan Information Chart



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



Program	Maximum Loan Amount	Rates and Terms	Common Use of Loan Funds
Direct Emergency (EM)	100% actual or physical losses \$500,000 maximum program indebtedness	<ul style="list-style-type: none">Rate is based on the OL rate plus 1%; with a cap of 3.75%Term from 1 to 7 years for non-real estate purposesTerm up to 40 years for physical losses on real estate	<ul style="list-style-type: none">Restore or replace essential propertyPay all or part of production costs associated with the disaster yearPay essential family living expensesReorganize the farming operationRefinance debts with certain limitations
EZ Guarantee	\$100,000	Same as Guaranteed Operating or Guaranteed Farm Ownership	Same as Guaranteed Operating or Guaranteed Farm Ownership
Guaranteed Operating	\$2,343,000 (Amount adjusted annually for inflation)	<ul style="list-style-type: none">Rate determined by the lenderTerm from 1 to 7 yearsLoan guarantee fee is 1.5%	Same as direct OL
Guaranteed Farm Ownership	\$2,343,000 (Amount adjusted annually for inflation)	<ul style="list-style-type: none">Rate determined by the lenderTerm up to 40 yearsLoan guarantee fee is 1.5%	Same as direct FO except loan may be used to refinance debts
Guaranteed Conservation Loan (CL)	\$2,343,000 (Amount adjusted annually for inflation)	<ul style="list-style-type: none">Rate determined by the lenderTerm not to exceed 30 years, or shorter period, based on the life of the securityLoan guarantee fee is 1.5%Eligibility requirements expanded to include large and financially strong operations	<ul style="list-style-type: none">Implement any conservation practice in an NRCS-approved conservation planMay be used to refinance debts related to implementing an NRCS-approved conservation plan
Land Contract (LC) Guarantee	The purchase price of the farm cannot exceed the lesser of: <ul style="list-style-type: none">\$500,000; orThe current market value of the property	<ul style="list-style-type: none">Rate cannot exceed the direct FO interest rate plus 3%Amortized over a minimum of 20 years with no balloon payments during the first 10 yearsDown payment of at least 5%	<ul style="list-style-type: none">Sell real estate through a land contract to a beginning farmerGuarantee is with the seller of the real estate

This fact sheet is provided for informational purposes; other restrictions may apply. For more information visit, fsa.usda.gov or farmers.gov, where you can explore the Loan Assistance Tool for a step-by-step guide to finding the right loan for your farm. Find your local USDA Service Center at farmers.gov/service-locator.