



Farm Service Agency

Farm Loan Information Chart



Program	Maximum Loan Amount	Rates and Terms	Use of Proceeds
Direct Farm Ownership (FO)	\$300,000	<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	\$300,000	<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 provided by other lender Term up to 40 years 	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 (not to exceed \$300,000) 	<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% 	Purchase of farm by a beginning or underserved farmer
Direct Operating (OL)	\$300,000	<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



FARM LOAN INFORMATION CHART FACT SHEET - NOVEMBER 2018

Direct Operating Microloan (ML)	\$50,000	Same as direct OL	Same as direct OL
Direct Emergency	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 purposes • Term up to 40 years for physical losses on real estate 	<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 • Refinance 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	\$1,429,000 (Amount adjusted annually for inflation)	<ul style="list-style-type: none"> • Rate determined by the lender • Term from 1 to 7 years • Loan guarantee fee is 1.5% 	Same as direct OL
Guaranteed Farm Ownership	\$1,429,000 (Amount adjusted annually for inflation)	<ul style="list-style-type: none"> • Rate determined by the lender • Term up to 40 years • Loan guarantee fee is 1.5% 	Same as direct FO except loan may be used to refinance debts
Guaranteed Conservation Loan (CL)	\$1,429,000 (Amount adjusted annually for inflation)	<ul style="list-style-type: none"> • Rate determined by the lender • Term not to exceed 30 years, or shorter period, based on the life of the security • Loan 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 plan • May 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; or • The current market value of 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 years of loan • Down payment of at least 5% 	<ul style="list-style-type: none"> • Sell real estate through a land contract to a beginning or underserved farmer • Guarantee is with the seller of the real estate

This fact sheet is provided for informational purposes; other restrictions may apply. For more information about Farm Loan Programs, visit www.fsa.usda.gov/farmloans or find a local FSA office at www.farmers.gov.