



## Farm Service Agency

# Farm Loan Information Chart

**FACT SHEET**  
August 2019

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
Direct Emergency	100% actual or physical losses \$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>



## FARM LOAN INFORMATION CHART - AUGUST 2019

Program	Maximum Loan Amount	Rates and Terms	Use of Proceeds
EZ Guarantee	\$100,000	Same as Guaranteed Operating or Guaranteed Farm Ownership	Same as Guaranteed Operating or Guaranteed Farm Ownership
Guaranteed Operating	\$1,750,000 (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	\$1,750,000 (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)	\$1,750,000 (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>

For more information about Farm Loan Programs, visit [fsa.usda.gov/farmloans](https://fsa.usda.gov/farmloans) or find a local FSA office at [farmers.gov](https://farmers.gov).