



FACT SHEET

UNITED STATES DEPARTMENT OF AGRICULTURE
FARM SERVICE AGENCY

November 2009

Farm Loan Information Chart

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: - 45% of the purchase price, - 45% of the appraised value, - \$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% 	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
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	\$1,112,000 (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) 	Same as Direct OL except loan may be used to refinance debts
Guaranteed Farm Ownership	\$1,112,000 (Amount adjusted annually for inflation)	<ul style="list-style-type: none"> - Up to 40 years - Rates not to exceed the rate charged to lenders' average agricultural loan customers 	Same as Direct FO except loan may be used to refinance debts

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