

Basic Loan Requirements

-Loan Amount-

We offer loans from \$200,000 up to around \$50 million.

-Credit Score-

All borrowers must have a credit score of at least 660.

-Maximum LTV-

We can finance up to a 75% Loan-to-Value.

Loan-to-Value (LTV) is the amount you're borrowing, relative to the property's appraised value.

example:

Say you were to purchase a \$1,000,000 property and the lender had a maximum LTV of 75%:

The most you could borrow would be 750,000. The other 25 percent (similar to a down payment)

would be required in the form of cash or additional pledged collateral from the borrower.

-5 Acre Minimum Property Size-

We cannot currently finance properties under 5 acres. (exceptions based on gross annual ag receipts > \$5k)

-Lines of Credit-

Require 50% LTV bare land value

(real-estate backed).

As part of the loan process you will commonly be asked to provide:

- A completed farm loan application -
- Up to three years of tax returns (complete) -
- A current balance sheet -

The documents below are typically required depending on your chosen [loan product](#). Every loan is unique, therefore you may be required to provide more or less documentation with regards to your specific circumstances. For more information, visit our [FAQ page](#). Additional documentation will be required later during [the loan process](#), including documentation regarding:



Your Property

- Copy of signed sales contract, including all riders
- Verification of the deposit you placed on the farm property
- Names, addresses, and telephone numbers of all realtors, insurance agents, and attorneys involved
- Copy of Listing Sheet and legal description if available



Your Income & Liabilities

- Up to three years of tax returns including all schedules, and the most recent year for any corporation(s) with a 10% ownership or more
- Copies of your paystubs and W-2 forms
- Divorce decree/court order stating amount, as well as, proof of receipt of funds for last year, if you plan on using Alimony or Child Support to qualify
- Any debts not reporting to credit report, will require a credit verification



Source of Funds & Down Payment

- Savings, checking or money market funds – provide copies of most recent bank statement (account print-off is adequate)

- Stocks and bonds – provide copies of your statement from your broker or copies of certificates or account print-off
- Based on information appearing on your application and/or your credit report, you may be required to submit additional documentation
- A current balance sheet/financial statement listing all assets/liabilities