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The MN KPTs work to keep this handbook current, however there may be new MN or national amendments that have not yet been incorporated.

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FSA
HANDBOOK

Guaranteed Loan Making and Servicing

To access the transmittal page click on the short reference

For State and County Offices

SHORT REFERENCE

2-FLP
(Revision 1)

UNITED STATES DEPARTMENT OF AGRICULTURE
Farm Service Agency
Washington, DC 20250

UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency
Washington, DC 20250

Guaranteed Loan Making and Servicing 2-FLP (Revision 1)	Amendment 62
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Approved by: Deputy Administrator, Farm Loan Programs



Amendment Transmittal

A Reasons for Amendment

Subparagraph 46 E has been amended to include a reference to DNP.

Subparagraphs 108 A and 108 D have been amended to remove references to CAIVRS and replace them with references to DNP.

Page Control Chart		
TC	Text	Exhibit
	4.2-5, 4.2-6 8-1 through 8-4	1, pages 3, 4

UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency
375 Jackson St., Suite 400
St. Paul, MN 55101

2-FLP (Revision 1)

MN Amendment 11

Approved by: Whitney Place, State Executive Director



Digitally signed by WHITNEY PLACE
DN: c=US, o=U.S. Government,
ou=Department of Agriculture,
cn=WHITNEY PLACE,
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AMENDMENT TRANSMITTAL

A Reasons for Amendment

Subparagraph 20A has been amended to clarify processing of a guaranteed application and responsibility for distributing amendments, notices, and memos to lenders.

Subparagraph 34 A (Withdrawn--Amend. 11) and B was amended to update the location of the listing of CLP and PLP lenders in Minnesota.

Subparagraph 66 C has been amended to update renaming of MN Exhibit 2.

Subparagraph 67 C has been amended to remove reference to the threshold of debt verifications in the title, consistent with the National Handbook update.

Subparagraph 69 B has been amended to update renaming of MN Exhibit 2.

Subparagraph 138 B has been added to include clarification on requirements for lenders perfecting security interest in crop insurance proceeds.

Subparagraph 196 A has been amended to update a broken hyperlink to the Rural Finance Authority website.

Subparagraph 247 A has been amended to update a broken hyperlink to the Rural Finance Authority website and reflect the correct the Memorandum of Understanding date.

Subparagraph 265 F has been added to instruct credit teams to record reviews of annual financial analyses in GLS.

Subparagraph 279 A has been amended to reference updated FSA form number used for Direct Loan subordinations.

MN Exhibit 2 has been amended to update the median size farm information based on the 2022 Census of Agriculture data.

MN Exhibit 11 has been amended to reference current FSA Farm Programs and add a spot for FSFL loan debt verifications.

Amendment Transmittal (Continued)

Page Control Chart		
MN TC	MN Text	MN Exhibits
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Approved by: Joe Martin, State Executive Director



AMENDMENT TRANSMITTAL**A Reasons for Amendment**

Subparagraph 48A has been added to designate review officials for compliance reviews of SEL lenders.

Subparagraph 51A has been added to designate review officials for compliance reviews of CLP lenders.

Subparagraph 54A has been added to designate review officials for compliance reviews of PLP lenders.

Subparagraph 66 C has been amended to update renaming of MN Exhibit 2.

Subparagraph 69 B has been amended to update renaming of MN Exhibit 2.

Subparagraph 108 L has been amended due to changes in the application form heading.

Subparagraph 196 A has been amended to update the hyperlink to the Rural Finance Authority website.

Subparagraph 208 A has been amended to update changes in the application form.

Subparagraph 267 A has been amended to correct a spelling error.

MN Exhibit 1 has removed Item 3 from the Livestock Contract & Structure Review Guidelines and modified the dispute resolution verbiage in the new Item 5.

MN Exhibit 2 has been amended to correct the 30% average county size for Benton County.

MN Exhibit 4 has been amended to correct a formatting error.

MN Exhibit 9 has been amended to remove the memorandum of understanding dated 10-24-07 and replace it with the 8-03-11 signed memorandum from DAFLP.

MN Exhibit 10 has been amended due to changes in the application form and update links to commonly used websites.

Amendment Transmittal (Continued)

Page Control Chart		
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UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency
375 Jackson St., Suite 400
St. Paul, MN 55101

2-FLP (Revision 1)

MN Amendment 9

Approved by: Joe Martin, State Executive Director



AMENDMENT TRANSMITTAL

A Reasons for Amendment

MN Exhibit 2 has been updated to reflect data from the 2017 Census of Agriculture data.

Page Control Chart		
TC	Text	Exhibits
1, 2		2, pages 1-2

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UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency
375 Jackson St., Suite 400
St. Paul, MN 55101

2-FLP (Revision 1)

MN Amendment 8

Approved by: Joe Martin, State Executive Director

AMENDMENT TRANSMITTAL

A Reasons for Amendment

Subparagraph 34 A & B have been removed due to changes in the National Handbook.

Subparagraph 65 A has been removed due to changes in the National Handbook.

Subparagraph 66 C has been amended to update renaming of MN Exhibit 1.

Subparagraph 66 I has been added and amended to clarify application requirements for entities.

Subparagraph 67 B has been amended to correct formatting changes.

Subparagraph 69 B has been amended to correct formatting changes.

Subparagraph 70 B has been removed due to changes in the National Handbook.

Subparagraph 108 A has been amended to remove reference to MN Exhibit 3 which has been removed.

Subparagraph 108 L has been amended to clarify operator requirements for individuals.

Subparagraph 151 B has been amended to update MN Exhibit 1 name change.

Subparagraph 181 B has been amended to remove reference to MN Exhibit 15.

Subparagraph 208 A has been amended to update changes in MN Exhibit 10.

Subparagraph 267 A has been amended to update lender file reviews.

MN Exhibit 1 has been amended to clarify that integrator long term control requirements apply to Direct Loans.

Amendment Transmittal (Continued)

MN Exhibit 3 has been removed due to significant changes to the application forms.

MN Exhibit 4 has been amended to improve clarity.

MN Exhibit 6 has been updated for changes to the 2018 Farm Bill.

MN Exhibit 10 has been amended provide guidance to match the modified application forms environmental questions.

MN Exhibit 15 has been removed as it is substantially the same as National Exhibit 14.

Page Control Chart		
TC	Text	Exhibits
1, 2	3-4, 3-5 (remove) 5-1 through 5-1.3 (remove) 5-4 through 5-7 5-16, 5-25 (remove) 8-1, 8-9, 8-86, 8-86.5, 8-140 8-141, 8-168, 8-189 11-14, 11-15 14-8, 14-9	1, pages 1-2 3, pages 1-2 – (remove) 4, pages 1-2 6, pages 1-2 10, pages 1-16 15, pages 1-6 – (remove)

UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency
375 Jackson St., Suite 400
St. Paul, MN 55101

2-FLP (Revision 1)	MN Amendment 7
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Approved by: Debra Crusoe, State Executive Director



AMENDMENT TRANSMITTAL

A Reasons for Amendment

Paragraph 108B has been amended to add MN Exhibit 7, “Eligibility Determinations Regarding Status as Individuals vs. Joint Operations.”

Paragraph 181B has been amended to remove the fillable forms and update title to Exhibit 15.

MN Exhibit 3 has been amended to remove signature block, check boxes and correct formatting issues.

MN Exhibit 5 has been amended to remove signature block and correct formatting issues.

MN Exhibit 7 has been added to discuss individuals versus joint operations.

MN Exhibit 8 has been amended to discuss Shared Facility Livestock Loans.

MN Exhibit 11 has been amended to correct changes with passage of new farm bill.

MN Exhibit 14 has been amended to correct MN Exhibit 15 title reference.

MN Exhibit 15 has been amended for changes to USAP, remove check boxes and signature lines.

Page Control Chart		
TC	Text	Exhibits
1, 2	8-1, 8-140, 8-141	3, pages 1-2 5, pages 1-2 7, pages 1-2 8, pages 1-8 11, pages 1-2 14, pages 1-2 15, pages 1-6

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UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency
375 Jackson St., Suite 400
St. Paul, MN 55101

2-FLP (Revision 1)

MN Amendment 6

Approved by: Debra Crusoe, State Executive Director



AMENDMENT TRANSMITTAL

A Reasons for Amendment

MN Exhibit 10 has been amended to update multiple website links, correct formatting issues, update form numbers, and State Environmental Coordinator contact.

Page Control Chart		
TC	Text	Exhibits
		10, pages 1-8

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UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency
375 Jackson St., Suite 400
St. Paul, MN 55101

2-FLP (Revision 1)

MN Amendment 5

Approved by: Debra Crusoe, State Executive Director

for 

AMENDMENT TRANSMITTAL

A Reasons for Amendment

Paragraph 34 has been amended to correct the page number.

Paragraph 66C and 70B have been amended to update median farm size to average farm size and to reflect the update in data from the Census of Agriculture.

Paragraph 108A has been amended to correct the page number.

Paragraph 108M has been amended to correct the paragraph and page number.

Paragraph 196A has been amended to correct page number and discuss MN Exhibit 6.

Paragraph 247A has been amended to discuss MN Exhibit 6.

Paragraph 267B has been amended to correct formatting issues.

MN Exhibit 2 has been amended to average farm size to 2012 Agriculture Census data

MN Exhibit 3 has been amended to remove term limit for operating loans.

MN Exhibit 6 has been added to clarify situations when the percent of guarantee is increased and the guarantee fee is waived.

MN Exhibit 8 has been amended to update guidance when dealing with shared facilities.

MN Exhibit 14 has been amended for changes to USAP.

MN Exhibit 15 has been amended for changes to USAP.

Amendment Transmittal (continued)

Page Control Chart		
TC	Text	Exhibits
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UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency
375 Jackson St., Suite 400
St. Paul, MN 55101

2-FLP (Revision 1)

MN Amendment 4

Approved by: Linda Hennen, State Executive Director



AMENDMENT TRANSMITTAL

A Reasons for Amendment

Paragraph 151B has been added to clarify when an exception request may be pursued to not to require a three year hog contract.

Paragraph 180B has been amended to remove obsolete MN Exhibit 13 and add MN Exhibit 5.

MN Exhibit 5 has been revised to provide lenders with an optional worksheet for tracking chattel property and making adjustments to a chattel appraisal.

MN Exhibit 11 has been updated and edited.

MN Exhibit 15 has been updated and edited.

Page Control Chart		
TC	Text	Exhibits
1, 2	8-86, 8-86.5, 8-140, 8-141	5, pages 1, 2 6, pages 1, 2 (remove) 7 pages 1, 2 (remove) 11 pages 1, 2 13 pages 1, 2 (remove) 15, pages 1-8

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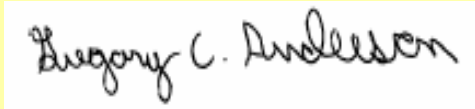
UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency
375 Jackson St., Suite 400
St. Paul, MN 55101

2-FLP (Revision 1)

MN Amendment 3

Approved by: Linda Hennen, State Executive Director



AMENDMENT TRANSMITTAL

A Reasons for Amendment

MN Amendment is being posted to the Minnesota Intranet as a stand-alone document for printing purposes. Shortly it will also be electronically posted as part of the complete 2-FLP Handbook, with pages appropriately interspersed among the National Handbook pages.

County Offices shall send copies of the above new pages to local lenders and other parties who have requested hard copies of FSA Handbooks.

Paragraph 108N has been amended to clarify when spouses should sign the application forms.

Paragraph 123B has been added to provide guidance for farm purchasers.

MN Exhibit 3 has been updated for Conservation Loans and other edits.

MN Exhibit 15 has been updated and edited.

MN Exhibit 16 has been added to provide guidance for farm purchasers.

Page Control Chart		
TC	Text	Exhibits
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UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency
375 Jackson St., Suite 400
St. Paul, MN 55101

2-FLP (Revision 1)

MN Amendment 2

Approved by: Glenn R. Schafer, Acting State Executive Director



AMENDMENT TRANSMITTAL

A Reasons for Amendment

This handbook has been revised to update:

Subparagraph 20A has been amended to clarify processing of a guaranteed application and responsibility for distributing amendments, notices, and memos to lenders.

Subparagraph 65A and 65D has been amended to clarify application requirements for entities.

Subparagraph 70B has been amended to reflect current census data.

Subparagraph 108B has been amended to clarify an individual applicant from a joint operation and give guidance on how to handle Shared Facilities.

Subparagraph 181B has been amended to update National Form number referenced.

Subparagraph 196A has been amended to correspond to the National Handbook.

Exhibit 2 has updated median size farm information based on the 2007 Census of Agriculture data.

Exhibit 3 has been expanded to include an optional entity member information worksheet.

Exhibit 8 has been edited and expanded to include a section on Shared Facility Livestock Loans.

Exhibit 9 has updated paragraph reference to correspond to National Handbook.

Exhibit 15 is amended to clarify documenting mineral rights.

Other changes include adding guidance for lenders when an applicant is an entity and other minor changes including renumbering of some pages to correctly fit with the National Office 2-FLP (Revision 1) Amendment 7.

B Page Control Chart

MN Amendment 2 is being posted to the Minnesota Intranet as a stand-alone document for printing purposes. Shortly it will also be electronically posted as part of the complete 2-FLP Handbook, with pages appropriately interspersed among the National Handbook pages.

County Offices shall:

- Send copies of the above new pages to local lenders and other parties who have requested hard copies of FSA Handbooks.

The following table provides instruction to replace, add, or remove pages within this handbook.

Page Control Chart		
MN TC	Add/Replace MN Text	Add/Replace MN Exhibits
1, 2	2-6, 2-7, 3-4, 4-1, 4-28 5-1 through 5-1.2, 5-4, 5-5, 5-16, 5-25 7-8 8-1, 8-62, 8-63 remove 8-120, 8-141, 8-166, 8-167 8-189 10-12, 10-13 14-8, 14-9 15-4,. 15-5	2, pages 1, 2 3, pages 1, 2 4, pages 1, 2 8, pages 1-10 9, pages 1, 2 10, pages 7, 8 14, pages 1, 2 15, pages 1-8

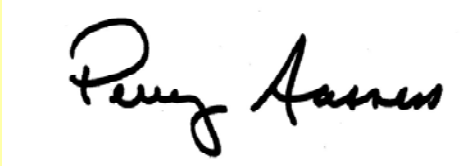
UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency
375 Jackson St., Suite 400
St. Paul, MN 55101

2-FLP (Revision 1)

MN Amendment 1

Approved by: Perry Aasness, State Executive Director



AMENDMENT TRANSMITTAL

A Reasons for Amendment

This handbook has been revised because of FLP Streamlining and to make minor edits throughout. More significant edits were done to Paragraphs 247A, 267A, 279A, Exhibit 2 and Exhibit 9.

B Obsolete Material

MN 2-FLP Amendments 1-8 are obsolete.

C Page Control Chart

MN Amendment 1 is being posted to the Minnesota Intranet and Internet as a stand-alone document for printing purposes. Shortly it will also be posted as part of the complete 2-FLP (Revision 1) Handbook, with pages appropriately interspersed among the National Handbook pages. In the near future links, fillable forms (some MN Exhibits) and some hyperlinks will be connected to improve the usefulness of the electronic copies.

The following table provides instruction to replace or add pages within this handbook.

Page Control Chart		
Add MN TC	Add MN Text	Add MN Exhibits
(Behind last National TC page) Page 1	2-7, 3-4, 5-4, 5-6, 5-16, 8-1, 8-62, 8-141, 8-166, 8-189, 10-14, 11-15, 11-39, 11-46, 14-9, 15-5	(Behind last National Exhibit) 1-15

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Part 1 Introduction and Purpose

1 Purpose and Sources of Authority

A Handbook Purpose

This handbook is designed to assist FSA and lenders in understanding:

- regulations governing the Guaranteed Farm Loan Program
- roles and responsibilities in processing and servicing FSA-guaranteed loans.

B Sources of Authority

The sources of authority for this handbook include:

- 7 CFR Part 762 and other regulations that may be referenced throughout this handbook
- various laws and statutes passed by Congress, including “ACT”.

C Regulation References

Text in this handbook that is published in CFR is printed in **bold** text. CFR citation is printed in brackets in front of the text. The references and text:

- are intended to highlight the requirement spelled out in CFR
- may be used to support FSA adverse decisions.

2 Related References

A Other Related FSA Handbooks

The following FSA handbooks concern FLP guaranteed loan programs.

IF the area of concern is about...	THEN see...
appraisal reviews and FLP authorities	1-FLP.
confidentiality	2-INFO.
disaster designation process	1-DIS.
employee conflict of interest	3-PM.
environmental requirements	1-EQ.
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forms that cannot be accepted by FAX	1-CM.
maintenance of general and administrative files	32-AS.
Privacy Act	3-INFO.
processing collections	*--64-FI.--*
reports	20-AS.
reviews and appeals	1-APP.

Note: See 7-FLP for information on administrative offset and debt settlements.

B Helpful Links

The Helpful Links web site at <https://amistad.sc.egov.usda.gov/flp/InformationalLinks?Action=Links&caller=index> provides links to useful web sites.

2 Related References (Continued)

C State Supplements

Exhibit 4 lists State supplements required by this handbook.

SED's shall:

- issue required supplements, and any additional supplements, according to 1-AS, paragraph 216
- obtain approval of State supplements according to 1-AS, paragraph 220.

*--3 Electronic Forms and Signatures

A USDA's Online Services

Lenders may submit forms electronically through USDA's Service Center Agencies Online Services web site and conduct other business electronically through the USDA LINC web site.

Lenders interested in submitting forms and other information electronically must first register. An explanation of the registration process can be found:

- in Exhibit 5
- at <http://www.sc.egov.usda.gov>, CLICK "Register"
- by contacting any USDA Service Center.

Currently, registration is limited to individuals; lenders **cannot** be registered as organizations. However, persons representing lenders may register as an individual, and then may electronically sign and submit certain forms on behalf of the lender.

After a lender's representative has registered and received a user ID and password, the representative may submit forms and other information electronically.

Access the electronic forms web site at <http://www.sc.egov.usda.gov>, CLICK "eForms", sign in, and follow the instructions to find, complete, and submit forms. Other electronic documents needed for a complete application may be attached to the application form and submitted to FSA.

For **USDA LINC**, access the web site at <https://usdalinc.sc.egov.usda.gov> web site. Information submitted through this site meets the submission requirements. Lenders are not required to submit hard copies of information, such as loan closing reports or status reports.--*

3 Electronic Forms and Signatures (Continued)

B Accepting Forms Electronically

--FAXed and scanned signatures shall be accepted according to 1-CM, paragraph 676.--

Unless otherwise restricted, all Guaranteed Loan Program forms will be accepted electronically when received by:

- e-mail with an attached file
- FAX
- through USDA's Online Services.

Lenders are responsible for following their own internal guidance to protect customers' personal information when submitting forms electronically. The lender is not required to follow up with or retain an original, paper document when forms are submitted in this manner; however, normal business practices are expected to be followed when obtaining signatures of loan applicants and maintaining electronic records.

C Accepting Electronic and Digital Signatures

The agency official will review to determine if a form has been properly electronically or digitally signed by the appropriate individuals. Lenders are expected to use their normal business practices when obtaining signatures on documents to be submitted to FSA.

Unless otherwise restricted, acceptable electronic or digital signatures include:

- scanned/FAXed images of documents containing handwritten signatures
- digital signatures that:
 - have been e-mailed by a lender known to the agency, from a recognized e-mail address
 - identify the individual signing the document
 - identify the software vendor used to execute the digital signature
 - provide a method to confirm the authenticity of the signature.

Note: This can be accomplished by the lender providing an electronic file containing a validation indicator (such as a pop-up box), or through an additional document with verification information such as authentication details, signer information, document tracking references, IP addresses, etc.

--3 Electronic Forms and Signatures (Continued)*C Accepting Electronic and Digital Signatures (Continued)**

If the local agency official cannot authenticate the individual signing and the integrity of the document, they should contact the State Office.

Unacceptable electronic signatures include:

- digital images of an individual's signature (jpg or similar) pasted in the signature block, without any digital signature validation
- typed names or initials on the signature line.

If a lender or applicant proposes to submit a document electronically signed in another manner, the agency official shall contact the National Office through the State Office for guidance.

D Agency Use of Digital Signature

Unless otherwise restricted, FLP employees may use digital signatures, not other electronic signatures, on documents. FLP employees will create a valid digital signature using their LincPass. Information on LincPass credentials may be found at USDA's HSPD-12 web site at <https://lincpass.usda.gov>.

Employees should see the "User Guide for Digital Signature", which is available on the FLP Home Page under Software User Guides, for guidance on setting up and signing documents digitally.

Note: Digital signatures are **not** authorized for Application Withdrawal Letters (according to subparagraph 97 F) and all adverse decision letters.--*

***--3 Electronic Forms and Signatures (Continued)**

E FLP Electronic Record Retention

FLP officials shall:

- electronically retain all digitally signed documents
- electronically retain all incoming emails transmitting the electronically signed documents
- electronically maintain documents on the County office network drive
- develop electronic folders similar to the paper folders according to 32-AS.

Note: Retaining a printed copy of the electronic document is not necessary. The FSA official shall retain an electronic copy of digitally signed documents emailed to lender or external customers.

Each borrower will have a subfolder within the County Office network drive. Within each borrower’s subfolder will be subfolders representing each position in a paper file. Within each position subfolder will be the appropriate forms and documents as instructed in 32-AS.

The following is an example of a borrower’s electronic file.

Office S drive
 Guaranteed Borrowers
 Farmer, John D.
 Position 2–PN, repayments, financial records
 FSA-2242 – 2015.05.28
 Position 3–application, budget, analysis, RCR, checklists

Additional subfolders, such as FY or loan type, may be established on an as-needed basis at the State Office’s discretion.

Note: A complete list of file positions and content can be found in 32-AS, subparagraph 85 B. Running case records for direct borrowers will be maintained in FBP.--*

***--3 Electronic Forms and Signatures (Continued)**

E FLP Electronic Record Retention (Continued)

All lender-specific forms and documents will be stored in the lender's subfolder using the following format.

FLP 2-3 Individual Guaranteed Lender Files
Lender Name
FSA-2201 – 2015.05.28

Note: A list of all FLP files can be found in 32-AS.

It is suggested that offices establish electronic files in the same fashion as the office's paper files to maintain continuity between the 2 mediums. See 32-AS, and the FSA File Maintenance and Disposition Manual for more details about setting up files. Electronic storage may be limited in some States; therefore, only digitally signed forms and documents must be stored in the electronic folders. Subfolders should only be established on an as-needed basis. All other information may be stored at the State Office's discretion.--*

4-14 (Reserved)

Part 2 Guaranteed FLP

15 Program Purpose and Eligible Lenders

A Program Purpose

FSA's Guaranteed FLP:

- enables lenders to extend credit to family farm owners or operators who do not qualify for standard commercial loans
- benefits beginning farmers and family farmers experiencing financial distress, as well as lending institutions and the local community as a whole

Note: Farmers receive credit at reasonable terms to finance their current operations or to expand their business. Financial institutions receive additional loan business and servicing fees, as well as other benefits from the program.

- serves the local community by protecting family farmers and farm-related businesses
- enables lenders to extend conservation credit to some farmers who are **not** eligible for guaranteed FO's or OL's.

B Requirements

Lenders who are subject to credit examination and supervision by an acceptable State or Federal regulatory agency, and have experience in agricultural lending are eligible to *--participate in all FSA Guaranteed Farm Loan Program. Lenders not subject to traditional credit examination and supervision, or who have little or no experience with agricultural loans may qualify as MLP lenders and make loans under the EZ Guarantee Program.--*

Lenders who have a positive track record of participation in the program may participate in one of FSA's status lender programs. CLP and PLP are the 2 status lender programs. Once lenders are approved by FSA as a CLP or PLP lender, they may process loans under the reduced paperwork and supervision requirements afforded to the respective status lender program.

For more information on the different lender types, see Part 4.

15 Program Purpose and Eligible Lenders (Continued)

C Lenders Agreement

The purpose of the Lender's Agreement is to:

- establish the lender as an approved participant in the FSA Guaranteed Farm Loan Program
- outline the terms and conditions for originating and servicing FSA-guaranteed loans.

The lender is responsible for originating and servicing all guaranteed loans in their portfolio according to Lenders Agreement that is valid at the time.

Example: If a lender has an approved SEL Lenders Agreement, they will originate and service loans under SEL requirements spelled out in 7 CFR Part 762 and this handbook.

If the same lender later applies for PLP status and is approved, a new PLP Lenders Agreement will be executed. As long as the PLP Lenders Agreement remains in effect, the lender will originate and service all FSA-guaranteed loans in their portfolio, including loans originated while the lender was SEL, under the conditions agreed to in the PLP Lenders Agreement.

For MLP, CLP, and PLP lenders, the Lender Agreement is valid for 5 years from the date of execution by the authorized agency official, SED, or DAFLP. For SELs, the Lenders Agreement is valid indefinitely from the time of execution by authorized agency official, unless otherwise terminated or replaced by FSA.

For each State covered by the approved Lenders Agreement, the State Office is responsible for entering the details of the approved Lenders Agreement in GLS. State Offices may *--seek assistance from the RD Business Center, Guaranteed Commercial Branch for--* particularly complex situations.

16 Eligible Borrowers

A Specific Information

For specific information on borrower eligibility, see Part 8, Section 1.

B General Requirements

In general, to qualify for an FSA guarantee, an applicant must be actively involved in the day-to-day management of a farm operation and must:

- be a citizen of the United States, a non-citizen national, or qualified alien under applicable Federal immigration laws
- have the legal capacity to incur the obligations of the loan
- be unable to obtain sufficient credit without a guarantee at reasonable rates and terms to finance the farming operation.

***--Note:** This requirement does **not** apply to CL.--*

In addition to meeting the eligibility criteria, the applicant must:

- have a satisfactory credit history
- demonstrate repayment ability

***--Note:** This requirement does **not** apply to Streamlined CL.--*

- provide sufficient security for the loan.

17 Types of Guaranteed Loans

A OL's

OL's may be used to finance items needed for a successful farm operation. These items include the following:

- livestock
- farm equipment
- annual operating expenses
- family living expenses
- refinancing debts under certain conditions.

For more information on OL's, see Part 8, Sections 2 through 4 and Part 9.

17 Types of Guaranteed Loans (Continued)

B LOC's

LOC's are OL's for annual operating purposes. Loan funds may be advanced and repaid repeatedly (revolve) throughout the year.

For more information on LOC's, see Part 8, Sections 2 through 4 and Part 9.

C FO's

FO's may be used to:

- purchase farmland
- construct or repair buildings and other fixtures
- develop farmland to promote soil and water conservation
- refinance debt.

For more information on FO's, see Part 8, Sections 2 through 4.

***--D CL's**

CL's may be used to:

- install structures to address soil, water, and related resources conservation
- establish forest cover for sustainable yield timber management, erosion control, or shelter belt purposes
- install water conservation measures
- install waste management systems
- adapt any other emerging or existing conservation practices, techniques, or technologies
- refinance debt incurred for any authorized CL purpose when financing will result in additional conservation benefits.

For more information on CL's, see Part 8, Sections 2 through 4.--*

18 IA Program

A Requirements

In certain situations, lenders may use the IA Program to assist a borrower in qualifying for an FSA-guaranteed loan. Under the IA Program, FSA will subsidize 4 percent of the interest rate on loans to qualifying borrowers.

*--**Note:** On November 22, 2011, an FR Notice was published announcing that, until further notice, FSA is no longer accepting applications for guaranteed loans under the IA Program because of a lack of funding. Guaranteed loan applications without IA will continue to be accepted. The FR Notice does **not** invalidate existing IA agreements. Existing IA agreements will be honored, claims will be paid as agreed, and all eligible servicing options can be pursued.--*

B Additional Information

For additional information on the IA Program, see Part 9.

19 Full Faith and Credit Applicability and Exceptions (7 CFR 762.103)

A Full Faith and Credit Applicability

The loan guarantee constitutes an obligation supported by the full faith and credit of the United States.

B Exceptions for Fraud and Misrepresentation

The Agency may contest the guarantee only in cases of fraud or misrepresentation by a lender or holder, in which the lender or holder:

- had actual knowledge of the fraud or misrepresentation at the time it became the lender or holder**
- participated in or condoned the fraud or misrepresentation.**

C Exceptions for Lender Violations

The loan guarantee cannot be enforced by the lender, regardless of when the Agency discovers the violation, to the extent that the loss is a result of any of the following:

- violation of usury laws**
- negligent servicing**
- failure to obtain the required security**
- failure to use loan funds for purposes specifically approved by the Agency.**

D Effects of Full Faith and Credit With Holders

The guarantee and right to require purchase will be directly enforceable by the holder even if either of the following occurred:

- the loan guarantee is contestable based on the lender's fraud or misrepresentation**
- the loan note guarantee is unenforceable by the lender based on a lender violation.**

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20 Responsibilities**A Authorized Agency Official Responsibilities**

*--FSA cannot control to which FSA office lenders choose to submit their loan applications (either electronically or hard copy). Guaranteed loan applications will be processed by the FSA credit team whose territory includes the applicant's operation headquarters. In situations where an operation is spread out between multiple county or State jurisdictions, the operation headquarters will typically be the location where the majority of operational and production activities occur. Once an FLP servicing office is assigned, efforts should be taken to maintain account activities with that servicing office providing significant farming activities are likely to continue within the jurisdiction of the FLP servicing office originally assigned.

Exceptions may be made by FSA in cases of conflict of interest or to balance workload and improve customer service.

An operational file (can be maintained hard copy or electronically), FLP 2-2, Lender Contacts, shall be established and maintained by each Farm Loan Manager to document the above coordination and outreach activities. The file shall include a listing of which lenders were sent to, the date sent and one copy of the cover letter used.

When new releases or revisions to Agency notices, memos, numbered letters, 2-FLP, etc. are received, Farm Loan Managers are responsible to ensure that interested lenders are provided copies or at least notified of these revisions. However, documents that are readily available through the internet should not be copied and mailed to a lender unless requested by the lender.

In cases where lenders work with more than one Credit Team, Farm Loan Managers are to coordinate with each other to avoid duplication of efforts in providing copies to lenders. The Farm Loan Manager whose service territory includes the physical location of the lender's office is to assume responsibility for providing copies to the lender.--*

20 Responsibilities

A Authorized Agency Official Responsibilities

The authorized agency official is responsible for:

- serving as the primary contact and decision maker for the FSA Guaranteed Farm Loan Program
- approving loans, up to thresholds specified in 1-FLP, paragraph 29
- providing training for lenders and prospective lenders
- *--collaborating with SBA, RD, and other Federal Agencies--*
- monitoring lender's servicing actions
- processing loss claims for SED approval.

Note: Authorities that must be delegated are listed in 1-FLP, paragraph 25.

B DD's Responsibilities

DD is responsible for:

- overseeing the authorized agency official
- approving loan requests as outlined in 1-FLP, paragraph 29
- *--collaborating with SBA, RD, and other Federal Agencies--*
- providing management and technical assistance to local servicing offices.

C SED's Responsibilities

SED is responsible for:

- determining the most effective and efficient method of program delivery for making and servicing guaranteed loans
- overseeing the operations of all FSA offices within the State
- funding allocations, and at their discretion, funding allocations may be delegated to lower levels within the organization

20 Responsibilities (Continued)

C SED's Responsibilities (Continued)

- providing technical assistance as needed
- providing annual training for lenders and prospective lenders
- collaborating with SBA, RD, and other Federal Agencies

* * *

- approving loan requests as outlined in 1-FLP, paragraph 29
- approving all loss claims before payment
- ensuring equitable treatment in processing loan applications as outlined in Part 6
- submitting recommendations to DAFLP about approval of SEL status for nontraditional lenders
- approving requests for CLP status
- maintaining files on CLP Lender activity within the State
- submitting recommendations to DAFLP about approval of PLP status
- ensuring that lender monitoring visits are conducted.

D DAFLP's Responsibilities

DAFLP is responsible for:

- managing FLP's on a national level
- developing policy
- monitoring the financial condition of status lenders
- approving lender requests for PLP status
- approving nontraditional lender requests for SEL status
- issuing SEL Lenders Agreement for nontraditional lenders
- determining funding allocations
- ensuring consistent application of regulations and policies.

21 Collaboration With SBA, RD, and Other Federal Agencies

* * *

A Collaboration Activities

State and County Agency officials shall collaborate with local SBA, RD, and other applicable Federal Agencies to ensure that the financing needs of agricultural producers are met. To the maximum extent possible, Agency officials shall:

- develop and maintain effective working relationships with SBA, RD, and other Federal Agency partners
- attend and participate in SBA, RD, and other applicable Federal Agency lender training sessions
- invite SBA, RD and other applicable Federal Agencies to participate in FSA-sponsored training for lenders and prospective lenders
- participate in joint Agency outreach and marketing efforts.

* * *

22-30 (Reserved)

Part 3 General Program Requirements**31 ECOA (12 CFR 202.9(b)(1))****A Purpose**

FLP must comply with the provisions of ECOA and the implementing regulations of the Federal Reserve System published in 12 CFR Part 202.

[12 CFR 202.9(b)(1) The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law is the Federal Trade Commission, Equal Credit Opportunity, Washington, DC 20580.

ECOA prohibits discrimination against recipients of Federal financial assistance in the delivery of services to the public. FSA is required to comply with nondiscriminatory and *--equal opportunity practices in guaranteed loan making and servicing actions.--*

B Further Explanations

See 1-FLP, paragraph 41 for explanations of ECOA, USDA Nondiscrimination Policy, and USDA Nondiscrimination Statements.

32 Conflict of Interest (7 CFR 762.110(f))**A Definition and Reporting**

When a lender submits the application for a guaranteed loan, the lender will inform the Agency in writing of any relationship which may cause an actual or potential conflict of interest.

Relationships include:

- **the lender or its officers, directors, principal stockholders (except stockholders in a Farm Credit System institution that have stock requirements to obtain a loan), or other principal owners having a financial interest (other than lending relationships in the normal course of business) in the applicant or borrower**
- **the applicant or borrower, a relative of the applicant or borrower, anyone residing in the household of the applicant or borrower, any officer, director, stockholder or other owner of the applicant or borrower holds any stock or other evidence of ownership in the lender (except stockholders in a Farm Credit System institution that have stock requirements to obtain a loan)**
- **the applicant or borrower, a relative of the applicant or borrower, or anyone residing in the household of the applicant or borrower is an Agency employee**
- **the officers, directors, principal stockholders (except stockholders in a Farm Credit System institution that have stock requirements to obtain a loan), or other principal owners of the lender have substantial business dealings (other than in the normal course of business) with the applicant or borrower**
- **the lender or its officers, directors, principal stockholders, or other principal owners have substantial business dealings with an Agency employee.**

The lender must furnish additional information to the Agency upon request.

The Agency will not approve the application until the lender develops acceptable safeguards to control any actual or potential conflicts of interest.

32 Conflict of Interest (7 CFR 762.110(f)) (Continued)**B FSA Employees**

An FSA employee shall not participate, directly or indirectly, in deliberations on, or determination of, any matter affecting the application or servicing of a guaranteed (or direct) loan to any relative of the employee, any person residing in the employee's household, anyone with continuing business dealings with the employee, or any entity controlled by the employee.

*--An FSA employee shall also not participate, directly or indirectly, in deliberations on, or determination of, any matter affecting the application or servicing of a guaranteed loan submitted by a lender who employs (in a lending capacity) any relative of the employee, any person residing in the employee's household, or anyone with continuing business dealings with the employee.

Note: This provision applies when the lender's employee in question is involved in the lending process of FSA guaranteed loans or is a member of the lender's management team overseeing their FSA guaranteed loan portfolio. It is not considered to be a conflict of interest if the lender's employee works in a nonmanagement, administrative capacity or has no involvement in the FSA guaranteed lending process.

FSA employees should notify their immediate supervisor of any potential conflict of interest with an applicant or an employee of a guaranteed lender.

Any processing or servicing activity conducted according to this subparagraph is subject to 3-PM provisions. When an FSA employee has a conflict of interest with an employee of a lender as outlined in this subparagraph, the same guidance from 3-PM should be followed as if the FSA employee had a conflict of interest with an applicant.--*

33 Review and Appeals (7 CFR 762.104)**A Appeal Rights**

7 CFR Part 11 (the National Appeals Division regulation) stipulates that an adverse guaranteed loan approval or loan servicing decision directly affects the applicant/borrower and grants appeal rights to the applicant/borrower. The lender is defined as an "interested party", without appeal rights.

Because an adverse decision of a liquidation plan, interest assistance claim, or loss claim directly affects the lender, the lender will be provided with appeal rights when making an adverse decision in these situations.

A decision made by the lender adverse to the borrower is not a decision by the Agency, whether or not concurred in by the Agency, and may not be appealed.

B Handling Appeals

FSA appeals will be handled **in accordance with parts 11 and 780 of this title** (1-APP).

33 Review and Appeals (Continued)***--C Actions When a Denial Is Overturned in NAD Final Determination**

1-APP, subparagraph 135 A requires that FSA implement a final determination not later than 30 calendar days after the effective date of the notice of final determination. An appeal determination is administratively final when the provisions of 1-APP, subparagraph 135 B have been met.

The borrower and lender, as appropriate, will be advised of the next steps to be taken within 5 workdays of the date the appeal decision becomes administratively final, or the date FSA determines that it will not pursue a further review of the hearing officer's decision, whichever comes first. The contact will be by telephone or in person, with a written followup.

1-APP, subparagraph 135 D provides that, according to FSA regulations, changes in the borrower's condition in implementing NAD's final determination may be considered. If there have been significant changes to the borrower's financial or farming situation since the date of the original FSA decision, only the information that has changed needs to be submitted or revised.

Note: A significant change is a change that would materially affect the feasibility of, or eligibility for, the proposed loan servicing action.

The lender or Agency may request updated information from the borrower to implement an appeal decision.

The lender or FSA may request updated financial or production information as the borrower's circumstances may have changed during the pendency of the appeal which may adversely affect the borrower's farming operation.

Note: Adversely affect means that a change unrelated to the issue resolved through the appeal will result in the borrower no longer being eligible for the assistance requested.

The State appeals coordinator will monitor receipt and implementation of final NAD determinations to ensure that they are properly and timely implemented.--*

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34 Lender List and Classification (7 CFR 762.101(b))

A (Withdrawn--Amend. 11)

B Classification

--A list of Preferred Lender Program (PLP) and Certified Lender Program (CLP) lenders for Minnesota is available through the Minnesota FSA SharePoint County Access File--

34 Lender List and Classification (7 CFR 762.101(b))

A Lender List

The Agency maintains a current list of lenders who express a desire to participate in the guaranteed loan program. This list is made available to farmers upon request.

*--When discussing the guaranteed loan program with potential applicants, FSA employees should inform the producer about the lenders in the area who participate in the guaranteed loan program. However, employees **should not** show favoritism toward any lender or attempt to influence the customer to work with a certain lender over any others.--*

B Classification

Lenders who participate in the Agency guaranteed loan program will be classified into one of the following categories:

- **Standard Eligible Lender** (paragraph 46)
- **Certified Lender** (paragraph 50)
- **Preferred Lender** (paragraph 52)
- **Micro Lender** (paragraph 55).

35-45 (Reserved)

Part 4 Lender Eligibility**46 Eligibility Requirements for SEL (7 CFR 762.105(b))****A Overview**

The basic level of participation in the FSA Guaranteed Farm Loan Program is SEL. SEL must meet the eligibility criteria in this section to submit an application for a guarantee. If the lender does not meet the eligibility criteria to the satisfaction of FSA, the application will be denied.

B Capacity

A lender must have experience in making and servicing agricultural loans and have the capability to make and service the loan for which a guarantee is requested.

In reviewing the SEL request, the authorized agency official shall consider FSA's prior experience with the lender in assessing whether or not they have the capability to make and service the loan. An important factor in reviewing the lender's capacity is their experience in agricultural lending. Experience in agricultural lending must be demonstrated for either the lender or the lender's personnel.

The lenders must not have losses or deficiencies in processing and servicing guaranteed loans above a level which would indicate an inability to properly process and service a guaranteed agricultural loan.

Previous problems with a lender, as evidenced in monitoring reports, excessive loss claims, or denial of loss claims, should be considered in this determination.

C Examination and Supervision

A lender must be subject to credit examination and supervision by an acceptable State or Federal regulatory agency.

Only lenders that are subject to both examination and supervision by an acceptable State or Federal regulatory agency may participate in the FSA Guaranteed Program. Examination will normally include a review of the lender's asset quality, management practices, financial condition, and compliance with applicable laws and regulations. Supervision gives the regulator the authority to require that the lender make changes to ensure safety and soundness.

46 Eligibility Requirements for SEL (7 CFR 762.105(b)) (Continued)

C Examination and Supervision (Continued)

Traditional and nontraditional lenders, that are audited and subject to oversight by a State agency, may or may not be examined and subject to supervision. Any questions about whether a lender meets this requirement should be addressed to DAFLP, Guaranteed Loan Making Branch.

Acceptable agencies and their web sites that in some cases identify enforcement actions as well as other activities associated with a lender, include, but are not limited to, the following:

- **--FDIC at <https://orders.fdic.gov/s/> --***
- Office of the Comptroller of the Currency at <http://apps.occ.gov/EASearch/>
- Federal Reserve Board at <https://www.federalreserve.gov/apps/enforcementactions/>
- FCA at <http://apps.fca.gov/FCSPublicDirectory/PubSearchInstitution.aspx>
- National Credit Union Administration at <http://www.ncua.gov/Legal/Regs/Pages/AdminOrders.aspx>
- U.S. Department of the Treasury's Community Development Financial Institutions Fund at <https://www.cdfifund.gov/programs-training/certification/cdfi/pages/default.aspx> for nontraditional lenders
- State banking commissions.

For traditional lenders, SED's shall check the appropriate regulatory agency web sites to determine whether the lender is subject to any enforcement action before engaging in a new lending relationship.

For nontraditional lenders, DAFLP shall check the appropriate regulatory agency to determine whether the lender is subject to any enforcement action before engaging in a new lending relationship. In addition, DAFLP may periodically complete a review of the financial capacity for nontraditional lenders whose financial statements are not readily available. SED's will be informed of any deficiencies noted.

46 Eligibility Requirements for SEL (7 CFR 762.105(b)) (Continued)

C Examination and Supervision (Continued)

*--Not all regulator's actions will make a lender ineligible.

- If no derogatory search results are found, then the lender meets this eligibility requirement.
- If derogatory search results are found, the approval official shall document as much as possible about the search result, then consider the extent to which the regulator's action could affect the lender's ability to properly service the loan. Old memorandums or actions unrelated to the lender's financial condition or lending activities are not a concern. For further guidance, contact the State Office. State Offices may contact the National Office for guidance as needed.--*

D Local Lender

*--[7 CFR 762.105 (b)(4)] **The lender must maintain an office near enough to the collateral's location so it can properly and efficiently discharge its loan making and loan servicing responsibilities or use Agency approved agents, correspondents, branches, or other institutions or persons to provide expertise to assist in carrying out its responsibilities. The lender must be a local lender unless it does either of the following:**

- **normally makes loans in the region or geographic location in which the applicant's operation being financed is located**
- **demonstrates specific expertise in making and servicing loans for the proposed operation.**

It is expected that the lender's business office will be located near the loans that it services. If the lender is lending out of its normal service area, FSA shall determine whether or not the loan can be appropriately serviced by the lender. Depending on the type of loan and the type of farming operation, it is important the lender have:

- local knowledge
- the ability to conduct inspections of collateral
- regular contact with the borrower.

46 Eligibility Requirements for SEL (7 CFR 762.105(b)) (Continued)

E Debarment and Suspension

[7 CFR 762.105 (b)(5)] The lender, its officers, or agents must not be debarred or suspended from participation in Government contracts or programs and the lender must not be delinquent on a Government debt.

See 1-FLP, paragraph 43 for additional guidance about debarment and suspension.

If there are no search results, then the individual or entity is not debarred from participating in the Federal Government programs, and thus meet this lender eligibility requirement.

If search records indicate that the individual or entity is excluded or debarred from participating in Federal Government programs, the individual or entity will **not** be eligible to participate in the Guaranteed Loan Program.

***--Note:** System for Award Management, which is searched via DNP, also includes--* other entity records besides exclusion records. If a search result is received, then verify that it is an exclusion record. For further guidance, contact the State Office. State Offices may contact the National Office for guidance as needed.

46 Eligibility Requirements for SEL (7 CFR 762.105(b)) (Continued)

F Other Eligibility Requirements for Corporations

Federal law restricts FSA from entering into loan guarantees with corporations that have been convicted of criminal violation under Federal law or have outstanding Federal tax delinquencies. Therefore, Lenders that are corporations must read and certify to the statements on Part C of FSA-2236 before FSA issues FSA-2235. See Pub. L. 113-235, Sections 744 and 745.

--For the purposes of completing FSA-2236, a corporation includes, but is not limited to,-- any entity that has filed articles of incorporation in 1 of the 50 States, the District of Columbia, or the various territories of the United States, including American Samoa, Federated States of Micronesia, Guam, Midway Islands, Northern Mariana Islands, Puerto Rico, Republic of Palau, Republic of the Marshall Islands, or the U.S. Virgin Islands. Corporations include both profit and nonprofit entities.

47 Approval Process for SEL

A FSA Application for Guarantee Review

The authorized agency official shall review the Application for Guarantee in conjunction with the eligibility criteria in paragraph 46 to determine whether the lender is eligible to process the requested guarantee. This review will be done with the review of the proposed guaranteed loan.

For nontraditional lenders, whose financial statements are not available online or from any other source, the following may be obtained from the lender.

- Copy of the year-end reviewed or audited financial statements for the last 2 years.

Note: Financial statements must be prepared according to Generally Accepted Accounting Principles.

- Schedule of current sources of funding and funds available for agricultural lending.
- Agricultural loan performance history for the last 2 years; including current delinquency, default, and loss rates.
- Current loan loss reserve and methodology for allowance for loan losses.

Note: For certain nontraditional lenders, DAFLP may be able to determine the lender's financial capacity from other sources, such as financial strength rating from an accredited private or State rating agency. In these cases, some or all of the information to be obtained from the lender may not be required.

47 Approval Process for SEL (Continued)

A FSA Application for Guarantee Review (Continued)

For nontraditional lenders, DAFLP will be the SEL status approval official and issue the Lenders Agreement.

To develop expertise in guaranteed lending, SEL's are encouraged to designate 1 or more staff members to:

- process and service FSA guaranteed loans
- attend FSA-sponsored training.

B Approval

SEL approval is granted for the purpose of originating and servicing a guaranteed loan. SEL eligibility is evaluated with each guarantee application. If the lender continues to meet the requirements of paragraph 46, guarantee requests may continue to be processed. A new Lenders Agreement is not required unless the most recent version of Lenders Agreement has not been executed.

Traditional lenders are subject to a comprehensive financial examination and their financial statements are readily available online. Nontraditional lenders may not be subject to the level of financial examination of traditional lenders and their financial statements may not be easily obtained.

48 Monitoring SEL

A Review of Lender Eligibility Performance

Annually, SED or designee shall:

- review each SEL lender's compliance with subparagraphs 46 C and 46 E and document this review in the lender's operational file
- *--ensure that monitoring reviews are conducted on each SEL lender. This review shall be conducted according to Part 11. The designated reviewer shall review the lender's files according to the priorities of subparagraph 267 B.--*

* * *

To the extent that deficiencies are discovered during the FSA monitoring review, the authorized agency official shall inform the lender in writing and, if necessary, propose a timeframe for a reinspection of the deficiencies. Copies of any reviews and monitoring correspondence must be sent to DD and SED for major deficiencies.

48 Monitoring SEL

A Review of Lender Eligibility Performance

*--Farm Loan Managers and Farm Loan Officers are designated as the review official for documenting and reviewing lender compliance annually. This review shall consist of reviewing compliance with Examination and Supervision along with Debarment and Suspension of the lending institution. Documentation should be maintained in the lender's operational file. Farm Loan Specialists are designated back-up review officials to be utilized when the Farm Loan Manager or Farm Loan Officer is unavailable to complete the review.

To the extent that deficiencies are discovered during the review, the authorized agency official shall notify the District Director and State Office of the deficiencies, inform the lender in writing and, if necessary, propose a timeframe for a reinspection of the deficiencies. Copies of any reviews and monitoring correspondence must be sent to the District Director and State Office for major deficiencies. --*

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48 **Monitoring SEL (Continued)****B Operational File**

Each Service Center specified on the Lenders Agreement shall do either of the following:

- develop and maintain an operational file for the lender
- have access to the lender's electronic operational file located on the State SharePoint or Intranet web site.

This operational file shall contain the following:

- information on the loans originated and serviced by the lender
- copies of the monitoring reviews conducted by FSA
- resolution of findings
- any correspondence between the lender and FSA
- copy of a current Lenders Agreement
- copy of lender's risk based pricing practice, if applicable.

Note: For all lender operational files developed and maintained on the respective State SharePoint or Intranet web site, a hard copy of the operational file is not required.

*--Loan official should continue to check the Lender's Agreement and CMS (if applicable) when a new guaranteed application is submitted to ensure it is valid. Lender's Agreement forms shall **not** be maintained in borrower files.--*

C Imposing Sanctions

In situations where the authorized agency official is unable to resolve deficiencies with the lender, enforcement actions may be taken. Before the implementation of any enforcement action by FSA, the lender must be:

- notified in writing of the deficiencies
- given a specific timeframe in which to resolve the deficiencies
- warned of the sanctions that may be taken by FSA if the deficiencies are not resolved.

48 Monitoring SEL (Continued)

C Imposing Sanctions (Continued)

Examples of unresolved deficiencies may include the following:

- failure on the part of the lender to obtain an adequate appraisal
- failure to perfect a lien
- failure to adequately monitor the borrower or the collateral
- *--failure to comply with interest rate policies.--*

While any of these deficiencies may result in the denial or reduction of a loss claim to the lender, it is important to FSA that these issues be resolved as early as possible.

The sanction imposed on the lender should be the most effective in resolving the deficiency. Examples of sanctions include the following:

- adjustment of loss claims
- increased monitoring visits
- increased reporting on corrective actions taken
- increased documentation for guarantee processing
- determination that the lender does not meet SEL standards and, therefore, is not eligible for future guaranteed loans.

In extreme cases, recommendations should be made to the National Office for suspension or debarment.

49 Eligibility Requirements for CLP (7 CFR 762.106)

A Overview

CLP is a program that permits lenders with a proven track record in making and servicing guaranteed loans to operate under a streamlined origination and servicing process. While the CLP lender is still bound by FSA regulations and must use and maintain on file FSA-approved forms, information submitted to FSA for approval is minimized. SED is responsible for approving all CLP's in the State, based on information from the local offices and prior performance of the lender.

B Threshold Eligibility

The lender must **qualify as a Standard Eligible Lender under 7 CFR 762.105.**

To be eligible to apply for certified lender status, the lender must meet the eligibility requirements of SEL as detailed in paragraph 46.

49 Eligibility Requirements for CLP (7 CFR 762.106) (Continued)

C Loan Production and Performance

The lender must **have a lender loss rate not in excess of the maximum CLP Loss Rate established by the Agency and published periodically in a Federal Register Notice.**

This rate is set at 7.00 percent.

To be eligible for CLP, the lender must have a loss rate that does not exceed 7 percent.

--The Agency may waive the loss rate criteria for those lenders whose loss rate was substantially affected by a disaster as defined in 7 CFR 761.2(b) and Part 759 of this chapter. See Exhibit 2.--

SED is granted the authority to waive this criteria on a bank-by-bank basis. The performance of other lenders under similar conditions should be considered before granting such a waiver.

[7 CFR 761.2(b)] Loss rate is the net amount of loan loss claims paid on FSA guaranteed loans made in the previous 7 years divided by the total loan amount of all such loans guaranteed during the same period. See Exhibit 10.

If a lender applying for CLP status is or has recently been involved in a merger or acquisition, all loans and losses attributed to both lenders will be considered in the eligibility calculations.

The lender must continue to meet this requirement to hold CLP status. As part of the annual CLP review, the authorized agency official shall ensure that the lender's losses remain below the maximum loss rate.

49 Eligibility Requirements for CLP (7 CFR 762.106) (Continued)

D Experience

The lender must **have proven an ability to process and service Agency guaranteed loans by showing that the lender:**

- **submitted substantially complete and correct guaranteed loan applications**
 - **serviced all guaranteed loans according to Agency regulations.**

In evaluating whether or not a lender meets these requirements, the State Office shall review historical monitoring reports on the lender. Recurring and/or unresolved issues about origination or servicing should be considered in the approval of CLP status for the lender. If CLP status is denied because of failure to meet this requirement, SED should recommend changes that the lender would need to implement to qualify for CLP status at a later date.

E Minimum Guaranteed Loans

The lender must **have made the minimum number of guaranteed OL, FO, CL, or SW loans established by the Agency and published periodically in a Federal Register Notice.**

--This is set at a minimum of 10 Agency guaranteed loans closed in the past 5 years.--

The lender must continue to meet this requirement to hold CLP status. As part of the CLP review, the authorized agency official shall ensure that the lender has closed the required number of loans to retain CLP status.

Notes: The volume requirements are published in a separate FR document.

Multiple loans for 1 borrower will be counted separately. However, advances on LOC's do not count as separate loans.

49 Eligibility Requirements for CLP (7 CFR 762.106) (Continued)**F Acceptable Level of Soundness**

The lender must **not be under any regulatory enforcement action such as a cease and desist order, written agreement, or an appointment of conservator or receiver, based on financial condition.**

--When a lender requests CLP status, SED shall check the appropriate regulatory agency web sites in subparagraph 46 C to determine if the lender is subject to any enforcement action before engaging in a new lending relationship.--

G Qualified Person

The lender must **designate a qualified person or persons to process and service Agency guaranteed loans for each of the lender offices which will process CLP loans. To be qualified, the person must meet the following conditions:**

- **have attended Agency sponsored training in the past 12 months or will attend training in the next 12 months**
- **agree to attend Agency sponsored training each year.**

The CLP application should include the resume or resumes of the person or persons qualified to process and service FSA-guaranteed loans. For a CLP lender, it is expected that this person will have experience in agricultural lending and experience in originating and servicing FSA-guaranteed loans.

H Acceptable Forms

The lender must **use forms acceptable to the Agency for processing, analyzing, securing, and servicing Agency guaranteed loans and lines of credit.**

50 Approval of Certified Lenders (7 CFR 762.106)

A Request for CLP Status

Lenders who desire CLP status must prepare a written request addressing:

- **the States in which they desire to receive CLP status and their branch offices which they desire to be considered by the Agency for approval**
- **each item of the eligibility criteria for CLP approval in this section (paragraph 49), as appropriate.**

See subparagraph B for eligibility criteria to be addressed in the request.

The lender may include any additional supporting evidence or other information the lender believes would be helpful to the Agency in making its determination.

The lender must send its request to the Agency State Office for the State in which the lender's headquarters is located.

The lender must provide any additional information requested by the Agency to process a CLP request, if the lender continues with the approval process.

50 Approval of Certified Lenders (7 CFR 762.106) (Continued)**B Eligibility Criteria**

Before a lender is approved for CLP status, the lender must demonstrate compliance with the following eligibility criteria:

- provide evidence of being an eligible lender
- provide information to show that loan losses (net of recovery) do not exceed 7 percent
- have the capacity to process and service FSA-guaranteed loans
- certify that the person designated to process and service FSA-guaranteed loans has attended FSA loan processing and servicing training within the previous 12 months or will attend training within the next 12 months
- agree to send for annual training the designated person from each of the lender's offices responsible for processing and servicing guaranteed loans
- agree to use forms acceptable to FSA for processing, analyzing, securing, and servicing FSA-guaranteed loans/LOC's
- if not previously submitted, copies of financial statements, cash flow plans, loan agreements, analysis sheets, security agreements, and promissory notes should be submitted with the request for CLP status
- *--have closed a minimum of 10 FSA-guaranteed FO, SW, CL, and OL loans/LOC's and--*
5 loans within the past 2 years.

C FSA Approval

The CLP-eligible lender will have a track record in FSA programs. SED may request that authorized agency officials that the lender has worked with provide a recommendation for CLP status and any issues or concerns that should be considered by SED before granting CLP status. SED shall make a decision on CLP status within 30 calendar days of receipt of the lender's complete application.

50 Approval of Certified Lenders (7 CFR 762.106) (Continued)

C FSA Approval (Continued)

CLP status is granted on a statewide basis by SED. A separate Lenders Agreement is required for each State. A lender may request CLP status for all branches within a State, or only the specific branches that are using the guaranteed program. [7 CFR 762.106(d)(2)] **The Agency will determine which branches of the lender have the necessary experience and ability to participate in the CL Program based on the information submitted in the lender application and on Agency experience.** The branch offices for which CLP status is granted are listed on Lenders Agreement.

[7 CFR 762.106(d)(3)] **Lenders who meet the criteria will be granted CLP status for a period not to exceed 5 years.** Once a Lenders Agreement is executed by the CLP lender and SED, the executed agreement will be kept in the State Office and copies will be sent to the lender and County Offices where the lender is expected to submit applications. In addition, the FSA-approved lender forms and the names of the lender's designated representatives will be sent to the affected County Offices.

D Renewal

[7 CFR 762.106(f)(1)] **CLP status will expire within a period not to exceed 5 years from the date the lender's agreement is executed, unless a new lender's agreement is executed.**

[7 CFR 762.106(f)(2)] **Renewal of CLP status is not automatic. A lender must submit a written request for renewal of a lender's agreement with CLP status which includes information:**

- **updating the material submitted in the initial application**
- **addressing any new criteria established by the Agency since the initial application.**

A request for renewal of CLP status must be submitted to FSA before the expiration of the current lenders agreement. FSA will work with the lender to ensure that CLP status remains in effect until a new CLP lenders agreement is executed.

[7 CFR 762.106(f)(3)] **CLP status will be renewed if the applicable eligibility criteria under this section are met, and no cause exists for denying renewal under paragraph (g) of this section (subparagraph 51 C).**

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51 Monitoring CLP (7 CFR 762.106)

A Review of Lender Eligibility and Performance

*--Farm Loan Managers and Farm Loan Officers are designated as the review official for documenting and reviewing lender compliance annually. This review shall consist of reviewing compliance with Examination and Supervision, Debarment and Suspension, Loan Production and Performance, Minimum Guaranteed Loans, and Acceptable Level of Soundness for the lending institution. Documentation should be maintained in the lender's operational file. These reviews shall be used to determine whether CLP status should continue. Farm Loan Specialists are designated back-up review officials to be utilized when the Farm Loan Manager or Farm Loan Officer is unavailable to complete the review.

If the lending institution operates in multiple farm loan county offices, the farm loan office servicing the headquarter location for the lending institution will be the one to complete the review.

To the extent that deficiencies are discovered during the review, the authorized agency official shall notify the District Director and State Office of the deficiencies, inform the lender in writing and, if necessary, propose a timeframe for a reinspection of the deficiencies. Copies of any reviews and monitoring correspondence must be sent to the District Director and State Office for major deficiencies. --*

51 Monitoring CLP (7 CFR 762.106)**A Reviewing Lender Eligibility and Performance**

[7 CFR 762.106 (e)] CLP lenders will provide information and access to records upon Agency request to permit the Agency to audit the lender for compliance with these regulations.

The authorized agency official shall conduct a monitoring review on each CLP lender. This *--review shall be conducted according to Part 11. The authorized agency official shall review the lender's files according to the priorities of subparagraph 267 B.--*

At least annually, SED or designee shall collect and review information about the performance and eligibility of each CLP lender, including monitoring reviews from all County Offices that monitor the lender. SED or designee shall review the lender's compliance with subparagraphs 46 C, 46 E, 49 C, 49 E, and 49 F. These reviews shall be used to determine whether CLP status should continue.

B Operational File

The authorized agency official shall develop and maintain an operational file on each CLP lender, according to subparagraph 48 B. For CLP, SED shall also maintain a file for their SED internal annual review.

C Revoking CLP Status

In addition to the sanctions that may be imposed in subparagraph 48 C, **[7 CFR 762.106 (g)] the Agency may revoke the lender's CLP status at any time during the 5 year term for cause.**

SED is granted this authority.

51 Monitoring CLP (7 CFR 762.106) (Continued)**C Revoking CLP Status (Continued)**

Any of the following instances constitute cause:

- **violation of the terms of the lender's agreement**
- **failure to maintain CLP eligibility criteria**
- **knowingly submitting false or misleading information to the Agency**
- **basing a request on information known to be false**
- **deficiencies that indicate an inability to process or service Agency guaranteed farm loans**
- ***--failure to comply with interest rate policies according to paragraph 135--***
- **failure to correct cited deficiencies in loan documents upon notification by the Agency**
- **failure to submit status reports in a timely manner**
- **failure to use forms accepted by the Agency**
- **failure to comply with the reimbursement requirements of §762.144(c)(7) and (c)(8) (subparagraph 376 A).**

D Reinstatement of CLP Status

A lender which has lost CLP status must be reconsidered for eligibility to continue as a Standard Eligible Lender in submitting loan guarantee requests. They may reapply for CLP status when the problem causing them to lose their status has been resolved.

If the reason for revoking CLP status was because of the deliberate submission of false information, the National Office must approve the request for reinstatement.

52 Eligibility Requirements for PLP (7 CFR 762.106)

A Overview

PLP is the top status that a lender can hold in the FSA Guaranteed Farm Loan Program. PLP was developed to recognize experienced lenders, who have demonstrated expertise in and understanding of agricultural lending and the FSA Guaranteed Farm Loan Program, by:

- streamlining submission requirements
- decreasing turnaround time on FSA actions
- allowing lenders to originate and service guaranteed loans as they would other loans in their portfolio.

To apply for PLP, lenders must outline the manner in which they intend to process and service FSA loan guarantees, based on their own underwriting and servicing policies. This CMS becomes the basis for approval decisions on guarantee applications. To request a *--guarantee, lenders need only to submit an Application for Guarantee and a loan narrative--* discussing the 5 “C’s” of credit; that is, character, capacity, capital, conditions, and collateral. The streamlined requirements of PLP result in a program that is nearly invisible to the lender.

--PLP is beneficial to both lenders and FSA. The streamlined loan making and servicing-- processes allow lenders to reduce administrative costs and provide a quick turnaround time and a higher level of service to their customers. For FSA, the streamlined process allows DAFLP to devote more time to other critical areas of the loan programs.

PLP status is granted by DAFLP in the FSA National Office.

B Meeting CLP Eligibility Criteria

The lender **must meet the CLP eligibility criteria.**

The PLP lender must be a lender who has a track record with FSA-guaranteed loans. While the lender does not have to hold or have held CLP status, they must qualify for CLP status.

52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

C CMS

The lender must **have a credit management system, satisfactory to the Agency, based on the following:**

- **the lender's written credit policies and underwriting standards**
- **loan documentation requirements**
- **exceptions to policies**
- **analysis of new loan requests**
- **credit file management**
- **loan funds and collateral management system**
- **portfolio management**
- **loan reviews**
- **internal credit review process**
- **loan monitoring system**
- **the board of director's responsibilities.**

Unlike SEL's and CLP lenders who originate and service guaranteed loans under FSA standards and guidance, PLP lenders will use their own CMS for originating and servicing FLP-guaranteed loans. The items that will be considered when reviewing CMS are in subparagraph D.

DAFLP shall determine what changes must be made to CMS to ensure that statutory and regulatory program requirements are met.

Once CMS is approved by FSA, it becomes the operational plan and a part of Lenders Agreement between the lender and FSA for originating and servicing guaranteed loans. FSA shall monitor the lender by determining whether or not they are in compliance with the terms and conditions agreed to in CMS.

52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)**D PLP CMS Guidelines**

The following is an example of a CMS summary. It was developed by USDA, FSA to assist lenders who wish to prepare and submit a request for PLP status for the FSA Guaranteed Farm Loan Program. The application for PLP status is to be prepared according to 7 CFR 762.106 and this subparagraph.

This document is based on a review of numerous lender policies and is intended solely as an example CMS summary. This example may serve as a starting point for a lender developing a CMS summary. Each section of this example must be amended based on the institution's commercial lending policy, organizational structure, and loan management practices.

--Lenders must outline the manner in which they intend to process and service FSA Loan Guarantees based on their own underwriting and servicing policies. A PLP lender's CMS as approved by FSA becomes the basis for approval decisions on Applications for Guarantee.--

Note: The CMS summary is available on FSA's web site at

--https://www.fsa.usda.gov/Assets/USDA-FSA-Public/usdafiles/Farm-Loan-Programs/docs/Example_CMS_FINAL.doc.--

52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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**PREFERRED LENDER PROGRAM
CREDIT MANAGEMENT SYSTEM SUMMARY
ATTACHMENT TO FORM FSA-2201, "LENDER'S AGREEMENT"**

**Bank Name
Anywhere, USA**

This document contains the credit management system (CMS) requirements agreed to by SAMPLE BANK, City, State, USA, and the Farm Service Agency (FSA) for the Lender's participation in the FSA Guaranteed Loan Program. Requirements for loan administration, servicing, and reporting activities not specifically addressed in this attachment or in conflict with 7 CFR 762 are governed by 7 CFR 762, 2-FLP "Guaranteed Loan Making and Servicing", and the attached Form FSA-2201, "Lender's Agreement."

I. GENERAL OPERATIONS

A. Normal Trade Area

Describe the specific geographic area (states and/or regions within states) in which you make loans. If you are requesting PLP status for only a portion of your trade area, please indicate this. Please attach a list of branches intended to be covered by the Lender's Agreement.

The normal trade area for the Lender is Eastern Colorado and portions of Western Nebraska and Kansas. PLP status covers the states of Colorado, Nebraska, and Kansas.

Loans would be considered outside the normal trade area if loan servicing were limited. For example, integrated broiler or pork contractors where the production check is sent to the Lender could be considered. Livestock and chattel loans that are not cross-pledged with real estate are not desirable outside the trade area due to extensive servicing demands. The Lender will contact the appropriate FSA State Office for guidance when submitting requests for guarantee outside of the normal trade area, or if the lender desires to permanently expand its approved normal trade area.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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B. Internal Credit Review System

Describe your credit review system. Include who performs the reviews, the frequency and scope of the reviews, and address if there is a minimum number of guaranteed loans to be reviewed annually. Describe the required method to follow up and the time frame to resolve deficiencies.

The Lender's Quality Control Group operates its internal review program. This group provides an independent, objective, and active means for monitoring adherence to Lender policies and procedures. The group also evaluates the accuracy of the credit and performance classifications and identifies credit administration weaknesses. The Quality Control Group reviews a significant number of loan and servicing actions each year. Reviews are based upon a sampling of those areas that present the greatest risk to the Lender and include a monthly review of credit administration on all loans greater than \$300,000. A minimum of 50 percent of outstanding guaranteed loans are reviewed annually.

The Quality Control Group provides the Lender's Board of Directors and senior management a monthly report, which addresses important review results including deficiencies in credit quality and credit administration and adherence to policies and procedures. The group also discusses the results of each loan review with the responsible loan officers to resolve any deficiencies in their portfolio. Loan officers report monthly to the Loan Officer's Committee on the status of corrective actions to address identified deficiencies.

C. Use of Agents, Consultants, and Packagers

Provide information on whether outside packagers are utilized, and if so, under what circumstances? Additionally, outline the type of services these packagers generally perform, and how their work is monitored.

The Lender has not previously used agents or packagers and does not plan to use this type of assistance in the future. Loan requests are originated and packaged by the Lender. Unsolicited loan proposals presented by private consultants may be considered; however, the application will be prepared, analyzed, and presented by a loan officer. The lender's loan officers are responsible for ensuring that all FSA requirements are met.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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D. Credit Department Personnel

To determine who will make and service FSA Guaranteed Loans, list the job titles/positions and describe the qualifications needed to ensure that all FSA requirements are met.

The Senior Vice President of Agriculture Lending, who has 20 years of experience in agriculture lending and 12 years of experience in loan processing, is responsible for overseeing the guaranteed loan program.

The Agriculture Lending Department has two loan officers with primary responsibility for originating and servicing FSA guaranteed loans. These loan officers are responsible for ensuring that all FSA requirements are met. The Quality Control Group monitors compliance with FSA requirements and notifies the loan officers and senior management of any deficiencies.

E. Processing Loans

Describe what tasks you perform when making an agricultural loan. Address any differences between existing and new borrowers requesting lines of credit, real estate loans, and/or chattel (livestock and machinery) loan requests.

Upon receipt of a loan request, the Lender typically performs a site inspection to assess the suitability of the farm and complete environmental due diligence, as appropriate. A site inspection is performed on all new borrowers and on any real estate being acquired by existing borrowers. Existing borrowers' applications may be processed without an additional inspection if an inspection has been completed within the past year and the lender has no concerns with the operation or property. A brief summary of the farm inspection and the lender's assessment of the viability of the operation should be addressed in the loan narrative.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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When requesting a guarantee, the Lender will submit the following information to FSA:

1. A complete “Application for Guarantee” (FSA 2211).
2. A complete loan narrative supporting the request for Guarantee which includes:
 - a discussion of the proposal’s credit factors (5 Cs of credit) and overall strengths and weaknesses
 - a discussion explaining how the loan applicant meets FSA’s eligibility, loan purpose, and other relevant program requirements
 - a description of the location of all farmed land.
3. Our internal credit presentation, including the scoring and rating determination of the borrower which evaluates credit risk factors and establishes a score in the following range: *(Please discuss your internal scoring and rating system used to form a determination of the borrower’s credit risk. Also, address what the typical score is for loans submitted for a guarantee).*

Description	Score
Prime	1
Good	2
Average	3
Below Average	4
Poor	5
Not Acceptable	6

Loans submitted for a guarantee will typically score 3 or 4. Loans scoring 5 will only be considered in very unusual circumstances. Any score below 5 will not be considered, with or without an FSA guarantee.

4. If FSA’s Interest Assistance becomes available, the lender may use this program according to the provisions in 2-FLP and will work with FSA’s State Office to determine the necessary information to be provided.
5. When the applicant is an entity, member information will be provided on Form FSA-2211. Entity legal and operating structure will be discussed in the lender narrative.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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F. Information Obtained from Loan Applicants

Describe what information you obtain to evaluate an agricultural loan. Address any differences between existing borrowers, new borrowers, size of loan, purpose of loan, etc. Also state whether the information is mandatory or at the discretion of the loan officer.

The following financial information will be maintained in all loan files.

Loans under \$100,000	Current Balance Sheet Tax Return or Income/Expense Statement (1 Year) Projected cash flow budget
Loans \$100,000 and over	Current Balance Sheet Tax Returns or Income/Expense Statements (3 Years) Production data (3 Years) Projected cash flow budget Verification of Significant Debts

Current Balance Sheet. For new customers, current is no more than 30 days old. For existing customers, current is no more than 90 days old.

Verification of Significant Debts. Significant debts are those that could potentially affect repayment capacity of the operation if understated. These are verified through credit reports, creditor statements, mail, or telephone contacts.

Projected cash flow budget. Projected cash flow budget may be based only on income/expense history when the operation’s history is reliable, the operation is stable, and other credit factors are sufficiently strong.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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II. LOAN ANALYSIS/UNDERWRITING

The Lender uses the XYZ computer loan analysis system. This system is required for all borrowers with more than \$100,000 credit with the Lender and for any credit not meeting all credit standards. In other situations, an informal analysis addressing all credit factors will be completed by the loan officer.

The credit underwriting standards presented in this document are those established for non-guaranteed loans. Loans that do not meet these standards will be considered for a guarantee. Exceptions to standards described herein may be approved by the Loan Committee if there are offsetting strengths in other credit factors. However, the Lender will not approve a loan if there is a weakness in both repayment capacity and collateral. If a guarantee is requested, the loan narrative submitted to FSA will include a description of the exceptions and offsetting strengths as well as a justification for the decision.

A. Management Ability/Credit History Analysis

Describe how management ability and credit history are analyzed.

With regard to credit history, clarify the acceptable age of a credit report and whether that policy varies for new borrowers versus existing customers. Include the minimum credit score requirement, if applicable. Also, describe your procedure for addressing delinquent debts that do not appear on a credit report. Include what credit references you obtain and what factors would determine whether credit is granted or not granted.

Required credit references. An updated credit report from Experian or another credit reporting bureau is maintained in the credit file for all applications. Credit reports are to be no older than 6 months old from the time of loan application. Businesses that a new customer works with, such as veterinarians and feed and fertilizer dealers, will be contacted for references concerning the manner in which the applicant farms and handles his financial business. Loans to young and beginning farmers must meet the same underwriting standards as other applicants and will be considered for an FSA guarantee. Entity credit reports are obtained if the lender determines that the information would be helpful in analyzing the applicant's credit worthiness; otherwise, only individual credit reports for entity members are obtained.

Credit reports are analyzed through a credit scoring model. Individuals are rated Excellent, Good, Fair, or Poor. Fair or Poor credit ratings are required to have offsetting strengths in other credit factors.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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B. Capacity Analysis

Describe how repayment capacity is evaluated. Include what measures are used and what the lender considers to be an acceptable threshold. Indicate whether repayment capacity is measured using historical income and expenses, projected cashflow, or both. Also include a description of any policies or practices such as estimating projected production or marketing prices, expenses, or nonfarm income and expenses. Describe the criteria that loan requests must meet in order to use the scorecard underwriting method, if the lender utilizes it for certain loans. Include the threshold for an acceptable score, and the types of loan guarantee request that may be submitted using this method.

An applicant's capacity for repayment is demonstrated using the applicant's actual financial history, a cash flow projection reflecting a typical operating cycle, or both. When an operation's actual financial history is reliable, the operation is stable, and other credit factors are sufficiently strong, the cash flow projection may be based on income/expense history only. As the credit risk increases due to loan amount or other factors, a more detailed cash flow projection is developed supported by production records, written leases, and other contracts.

Commodity prices for collateral and cash flow projections are established by Agricultural Credit Administrator and published semi-annually. Prices other than these must be justified when essential to repayment. Non-farm income is confirmed using pay stubs, W2 forms, tax return history, or contracts. Appropriate adjustments and assumptions to production and expenses are documented to reflect the applicant's expected repayment ability.

The applicant's actual financial history or cash flow projection is used to calculate the loan applicant's Term Debt/Capital Lease Coverage Ratio as the primary basis to determine the strength of repayment capacity. The following outlines the repayment capacity measures and standards.

Repayment Capacity: Term Debt/Capital Lease Coverage Ratio (TDCLCR) below 1.25:1.00 is considered weak and must have offsetting strengths in other credit factors. In no case will a loan be approved with TDCLCR less than 1.00:1.00.

Sensitivity Analysis. Cash flow should reflect break even after a 10 percent reduction in revenue, 10 percent increase in expenses, or 5 percent increase in variable interest rates. Sensitivity analysis is required on all loans over \$100,000. Credits not meeting the sensitivity criteria should have documented offsetting strengths.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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Scorecard Underwriting

For loan request up to \$350,000 (limited to \$800,000 total debt outstanding with our institution) that meet specific standards and characteristics, an internal scorecard may be used for loan analysis. The lender intends to include Guaranteed loan requests in this process. This scorecard utilizes borrower information to generate a loan decision. The scorecard process entails limited documentation and analysis based on key financial criteria. The lender will obtain a current balance sheet and the most recent tax return or income and expense statement from applicants. The factors considered in calculating credit scores are representative of basic credit factors supporting a decision process that reasonably assures lending practices resulting in sound loans. The lender may adjust the cutoff score after validation based on the organization's portfolio experience and objectives.

Loans may be approved by the scorecard based upon the following limits:

- Transactions up to \$350,000 with a standard of 75% maximum loan to appraised value.
- Total debt outstanding at closing with our institution no greater than \$800,000.
- Calculated score of 190 or higher.
- Only loans that have a PD 9 or better and are classified as acceptable and are eligible for this program.

A scored loan narrative will be similar to the sample provided and will include a thorough description of the borrower and operation that sufficiently address FSA's eligibility criteria. The capacity and capital discussions will be more limited and focus on the results of the scorecard results.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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C. Capital Analysis

Describe how capital requirements are evaluated and what standards are used. What ratios are calculated? Are entities' financial statements consolidated? What are the preferred standards and what are absolute minimum standards?

The customer's balance sheet is reviewed for solvency and liquidity strength, and is addressed in all loan requests. The loan officer or credit analyst reviews each for consistency, asset valuation, and liability confirmation. When appropriate, adjustments are made to accurately represent the customers' true financial position and analysis is based on these adjusted measures. Strengths and weaknesses relating to the measures and standards below are discussed.

Entity consolidation. When the applicant is an entity, the balance sheet of each individual owner and the entity itself will be obtained. In addition, financial information may be consolidated when a formal entity applies for a loan, and it is helpful for the analysis (such as when income is derived from several sources). When financial information is consolidated for an entity, all assets, debts, and income are combined.

Furthermore, the financial information of the entity and each member will be analyzed to document how the applicant meets FSA's test for credit and why the loan can't be made without a guarantee.

Financial Performance Measures.

- Solvency: Debt/Worth of 1:00:1:00. Higher ratios must have offsetting strengths, which will be discussed in the financial analysis portion of the presentation.
- Liquidity:
 - Current Ratio of 1.00:1.00. Lower ratios may be acceptable if there are offsetting strengths, which will be discussed in the financial analysis portion of the presentation.
 - Working Capital should be at least 15% of projected operating expenses for crop enterprises.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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D. Collateral Analysis.

Describe how the adequacy of collateral is evaluated and what standards are used. What are the preferred and minimum loan to value ratios or rates used? What is the process for determining the collateral to be required?

The following table identifies the Lender’s standard Loan to Value rates. Loans exceeding these rates will be offset by strengths in other credit factors.

Collateral	Loan to Value Rates
Crops	70% estimated crop value before harvest
	75% estimated crop value after harvest
	80% of forward contracted crops
	When available, the Lender will also secure crop loans with machinery and equipment, or other farm assets, in addition to the crops.
Beef Cattle	70-80%
Dairy	75% for milking herd, replacement heifers, and feed
Sheep	70 - 80%
Swine	60 - 70%
Agricultural Real Estate	
Range Land (unimproved)	50%
Improved Dry Pasture	60%
Cropland	75%
Farmsteads (including home)	80% - where home accounts for at least 50% of the total value of the parcel w/improvements
Farmsteads (without home)	75%
Machinery	
Used Equipment	75%
New Equipment	75%

The lender is responsible for ensuring that proper and adequate security for the guaranteed loan is obtained and maintained to fully secure the loan, protect the interest of the lender and the Agency, and assure repayment of the loan or line of credit. A 100% loan to value ratio is not adequate when additional security is available. The lender, with concurrence from FSA, will assess the need for, and availability of, additional security on a case-by-case basis based on factors including but not limited to the quality of the proposed security, proposed loan-to-value, repayment capacity, production capacity, management ability, etc.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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Loans over \$250,000 secured by real estate will have a USPAP compliant appraisal completed by a state certified general appraiser to determine the value of the proposed security. An internal evaluation meeting the guidelines in 2 FLP, subparagraph 183A may be acceptable for requests of \$250,000 or less per the Bank's internal appraisal guidelines. The lender has internal appraisal guidelines which state the transaction size and its complexity establish the basis for the type of value method necessary. Complex facilities and real property such as a specialized livestock building may require a full appraisal although the request may not exceed the \$250,000 threshold. Appraisals will typically be within 18 months old. Appraisals over 18 months old may be used if the criteria in 7 CFR 762.127(c)(2) are met and documented.

Loans secured by chattels will have a chattel appraisal completed either by the lender's staff with experience and expertise in determining values of chattels, or by a qualified third party. Chattel appraisals will be based on available data from public sales of the same or similar property in the market area. In the absence of such public sales, reputable publications reflecting market values may be used. Appraisals for chattels must be within 12 months old.

Appraisals or evaluations are not required on property to be taken as additional security that is clearly in excess of what is needed to fully secure the loan. The lender shall provide an estimate of value on the Application for Guarantee, as applicable.

All appraisals and evaluations will be completed in compliance with FSA Handbook 2-FLP requirements.

E. Conditions

Provide some insight into your typical practices for placing additional conditions on loans or agreements with borrowers beyond the promissory note and security documents particularly in cases where there are obstacles beyond the usual covenant or security documentation.

Loan conditions address loan purpose, loan amount, loan structure, pricing, scope of financing or requirements unique to the loan. Conditions are added as loan risk increases, and are based on the credit factor analysis used to identify applicant creditworthiness and risk. Examples include additional monitoring, collateral, insurance, etc., to reduce the risk exposure of any particular loan. A loan agreement will be completed, if necessary, on a case-by-case basis.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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Disbursement of loan proceeds. Each loan with multiple draws requires a line of credit agreement or other agreement addressing disbursement of proceeds perfected as part of the loan. The agreement specifies terms for draws from the loan and that no funds are dispersed without compliance. The lender will document the date, amount, and use of proceeds for each draw.

F. Interest Rates, Terms, and Fees

Comment on your policies for establishing interest rates, setting loan repayment terms, and charging fees.

Interest rates on FSA Guaranteed transactions will be in accordance with the maximum interest rate limits outlined at 7 CFR 762.124(a) as detailed in FSA Handbook 2-FLP paragraph 135. The lender will charge its guaranteed loan customers rates that reflect the reduced risk to the lender provided by the FSA guarantee.

Repayment terms are based on the cash flow stream. Payments are structured to be collected either annually, semi-annually, or monthly. Loan terms will be dependent upon collateral type, loan purpose, and the expected economic life of the collateral securing the loan. Lines of credit can be approved for up to 5 years and with repayment projected as farm production is received.

New equipment and breeding livestock term loan's maturity date will not exceed 7 years. Real estate loans are typically scheduled for repayment over a period not to exceed 40 years from the date of the note or a shorter period, as may be necessary to assure that the loan will be adequately secured after taking into account the probable depreciation of the security.

Fees charged to guarantee customers will be the same as those charged to the lender's non-guaranteed customers for similar transactions. A fee can be charged for appraisals and credit reports, and any fee paid to a government guarantee agency will be passed on to the borrower.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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III. LOAN SERVICING/ADMINISTRATION SYSTEM**A. General Servicing**

*Describe the routine activities that you perform to ensure repayment, monitor collateral, and ensure borrower compliance with loan covenants. Examples include inspections, reporting requirements, or approvals required. **Items may be added or removed as necessary.***

Borrower monitoring and supervision. Borrowers will be monitored for financial performance to determine the level of risk to the Lender. The condition of agricultural loans will be reviewed on an annual basis.

Annual borrower review documentation will include the following:

- Updated appraisals of livestock and equipment.
 - Note:** Semiannual inspections are conducted for stocker or feeder livestock operations financed by a revolving line.
- Farm visit report or collateral inspection report.
- Current balance sheet for borrower, entity members, and any personal guarantors.
- Analysis of current assets, crop condition, livestock conditions, prices, and the likelihood of payment of operating credit and term debt obligations due in the current cycle.
- Income and expense statement, such as IRS Form 1040, Schedule C or F, Farm Equity Manager Report, customer's computerized records, or similar format.
- Comparison of projected to actual financial results and trends.
- Cash flow projection.
- Review of capital purchase and consumer credit needs projected for next year.
- Annual county records search.
- Assignment of a credit score based on risk analysis.
- Annual report on the account score for all borrowers with aggregate debt over \$500,000 will be presented to the Board of Directors by the responsible loan officer.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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Exceptions:

- Borrowers with term loans secured by real estate, which have performed as agreed for more than five consecutive years, are required to submit only a balance sheet each year. An inspection will be performed when the balance sheet indicates financial deterioration.
- Borrowers who do not borrow money for operating needs and maintain sufficient cash deposit accounts with the Lender to pay 12 months of installments on their term debts are only required to submit a financial statement every three years.
- Line of credit only borrowers are not scored.

Monitoring security. Acquisition and lien priority of planned capital purchase or ownership of basic security will be verified. Methods for verification include physical inspection visit by loan officer, bill of sale, vehicle title, deed, lien search or another method as appropriate. Cattle will be marked for identification.

Proceeds from the sale of security will be applied to the debt according to lien priority. Where multiple loans are secured by a blanket lien on chattel security, crop and livestock income will be applied to the annual operating debt incurred to produce that item before being used to pay term debt installments.

The source of proceeds, including bushels, weights, and size will be verified with receipts in those cases where the borrower's records are not accurate. Income from sales in one cycle that is not received until the following cycle (e.g., overlap income, retains, dividends) will be applied to any outstanding debt associated with the production of that commodity.

Term debt collateral sale proceeds will not be used to make scheduled term debt installments.

Advances on lines of credit. Advance requests by the borrower may be made by telephone, electronic mail or other method. The request and its use will be acknowledged in writing on an Advance Record by the borrower during his/her next physical office visit, or by copy of a check written on the account where disbursements are deposited. Each year, the ability to meet all financial obligations will be documented with an annual cash flow projection before the operation is financed for another year.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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Loan ledgers are updated daily for advances and payments. Ledgers do not track the use of funds or source of proceeds; therefore, advances will be entered into an automated spreadsheet and itemized based on projected expense categories weekly. This spreadsheet is checked monthly by loan officers for deviations from projected expense category and total needs. Livestock operation lines of credit are also tracked using livestock inventory control records and inspection reports.

Emergency advances. A moderate advance in excess of the line of credit amount may be made when an aberration causes expenses to exceed the original budgeted amount, and the advance is necessary to avoid significant damage to or loss of the loan security. The reason for the advance and the financial benefit to be derived from it will be documented in the loan file.

Additional loans. The lender will make consumer, residential and commercial loans to guaranteed loan customers as part of ongoing relationships. If nonguaranteed loans are made, security will not be intermingled with a guaranteed loan. When a lender receives a payment from the sale of encumbered property, loan installments will be paid in the order of lien priority. When a payment is received from the sale of unencumbered property or other sources of income, loan installments will be paid in the order of their due date.

Partial releases. Security may be released without FSA concurrence (1) when the security item is being sold for market value and the proceeds will be applied to the loan in accordance with lien priorities; (2) when the security item will be used as a trade-in or source of down payment funds for a like-item that will be taken as security; or (3) when the security item has no present or prospective value. All other releases require FSA written approval.

Cull and replacement policy. Breeding livestock sales proceeds will be treated as normal income when herd size and value is maintained at a level at or above that which existed at loan inception as verified by periodic inspection.

All other releases without compensation will meet FSA regulatory requirements and require loan committee approval. Details of the transaction will be documented in the credit file.

Releases of borrowers. Obligated parties, including entity members, personal guarantors, cosigners, or joint operators, are not released from liability except when the debt has been paid or refinanced, or on a case-by-case basis, with executive loan committee concurrence and FSA written approval.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

D PLP CMS Guidelines (Continued)

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B. Delinquencies

Describe the actions taken to notify borrowers of and correct delinquencies. Include deadlines for actions or decisions and options to correct the delinquency such as rescheduling or deferring payments.

Distressed loans. If the annual analysis or any information provided by the borrower indicates that the borrower will have difficulty meeting their obligations, servicing options to improve the customer's situation will be explored before actual default occurs.

Reminder notices. For annual payment borrowers, reminder notices are mailed 30 days prior to the installment due date. Reminder notices are not mailed for monthly or quarterly payment borrowers. Automated payment reminders that are sent are not kept in the borrower's case file. Automated delinquency notices will be kept in the borrower's case file.

Default notices.

Ten days past due.

- Delinquency notices are mailed, and responsible loan officers are notified by the loan administration staff.

Thirty days past due.

- Written borrower default notification and request for payment is mailed.
- Loan officer contacts the borrower by telephone and meeting is scheduled within 15 days. The borrower is requested to provide a balance sheet and a summary of their liquidity position. A short-term extension in the meeting date may be granted to allow the borrower time to assemble the required information.
- A summary of attempts to schedule a meeting, reasons delays are granted, agreements reached, and actions taken will be documented in the customer file.
- The loan officer presents a report on the prospective servicing plan to the executive loan committee.
- The loan officer notifies the secondary market holder, if applicable, of the Lender's intentions to repurchase or requests that the holder agree to a rescheduling.

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D PLP CMS Guidelines (Continued)

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Forty-five days past due.

- The Default Status report (Form FSA-2248) is submitted to FSA 45 days after the default and every 60 days thereafter until the loan is brought current or a Final Loss Claim is paid. The Default Status report will outline results of meetings or attempts to schedule a meeting and planned collection activities.

Sixty days past due.

- If no meeting has been held, or if meeting results are inconclusive, a second default notification is mailed. The Lender, where required by state law, must participate in mediation prior to foreclosure.

Ninety days past due.

- A plan for cure of the default will be in place unless an extension is granted. The reason for the extension (including pending mediation) will be documented in the customer file and initialed by the loan officer's first line supervisor.

On hundred twenty days past due.

- Restructuring agreements will be consummated or extension justification will be documented.

Every 30 days:

- Loan officer reports to the executive loan committee
- Borrower is contacted if plan has not been completed.
- Notation is made in file as to status of default.

Restructuring delinquent loans. If a defaulted borrower is unable to pay the account as agreed, he/she may request and present a plan for restructuring based on probable financial performance. Debt restructuring will be approved in lieu of liquidation when financially prudent and feasible. Options that the Lender will consider include:

- 90-day extension agreement
- Deferral
- Uneven payments
- Rescheduling
- Capitalization of accrued interest.

Debt Writedown. Writedowns of guaranteed loans will require written approval of FSA.

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D PLP CMS Guidelines (Continued)

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C. Other Servicing Actions

Non-monetary default. Upon occurrence of an event that triggers non-monetary default according to the promissory note, notice of default is mailed and the borrower is provided 30 days to take corrective action.

D. Terminations, Liquidations, and Final Loss Claims.

Describe steps and milestones to resolve a loan delinquency through liquidation of collateral.

Loss Claims. Supporting documentation will be developed, meeting FSA regulatory requirements for any loss claim. This will include a plan of liquidation, including costs of liquidation and expected time frames. The liquidation plan will be kept in the borrower’s case file, and revised as necessary. Estimated loss claims will be conservatively developed in order to avoid overpayment.

Voluntary Liquidation. The borrower will be provided 30 days from acceleration to liquidate or agree in writing to a plan for voluntary liquidation of all loan collateral. Voluntary plans will include contingencies for failure to meet plan milestones. A release of the borrower from continued liability may be agreed to as part of a voluntary plan if written agreement is obtained from the FSA State Office.

Protective advances. Multiple protective advances may be made to protect the collateral. FSA approval is required when the total of all advances exceed \$10,000 and each \$10,000 thereafter.

Acquisition of real estate security. The responsible loan officer or workout officer will review the collateral for possible environmental liability. If environmental problems are found, the executive loan committee will make a decision with FSA concurrence on the acceptance of a deed in lieu of foreclosure or assessment of protective bids to be made at foreclosure. For FSA guaranteed loans, FSA will be consulted regarding the method of sale or establishing foreclosure bids on any properties whose value has been substantially reduced by the presence of hazardous waste.

Bankruptcy. In the event of bankruptcy, the lender will protect the guaranteed loan debt and all collateral securing the loan.

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52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

E FSA Experience

The lender must **have made the minimum number of guaranteed OL, FO, CL, or SW loans established by the Agency and published periodically in a Federal Register Notice.**

*--This is set at a minimum of 20 Agency guaranteed farm loans closed in the past 5 years for lenders initially seeking to obtain PLP status. In the case of existing PLP lenders seeking to renew their PLP status, this is set at a minimum of 10 Agency guaranteed farm loans closed in the past 5 years.

Former PLP lenders whose status was not renewed since 2/23/2019 solely because of a lack of loan volume may reapply for PLP status under the revised renewal threshold of 10 Agency guaranteed farm loans closed in the past 5 years. Those lenders must reapply by no later than 8/21/2024 to be evaluated under the requirement of 10 Agency guaranteed farm loans closed in the past 5 years.

Former PLP lenders whose status was not renewed before 2/23/2019 and former PLP lenders whose status was not renewed at any time for a reason other than lack of loan volume must meet the threshold of 20 Agency guaranteed farm loans closed in the past 5 years if they seek to regain PLP status.--*

Note: The volume requirement is published in a separate FR document.

F Loss Rate

The lender must have a lender loss rate not in excess of the rate of the maximum PLP loss rate established by the Agency and published periodically in a Federal Register Notice.

This rate is set at 3 percent.

[7 CFR 761.2(b)] Loss rate is the net amount of loan loss claims paid on FSA guaranteed loans made in the previous 7 years divided by the total loan amount of all such loans guaranteed during the same period. See Exhibit 10.

If a lender applying for PLP status is, or has recently been, involved in a merger or acquisition, all loans and losses attributed to both lenders will be considered in the eligibility calculations.

The Agency may waive the loss rate criteria for those lenders whose loss rate was substantially affected by a disaster as defined in 7 CFR 761.2(b) and Part 759 of this chapter. See Exhibit 2.

This waiver may be granted only by DAFLP.

52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

G Sound Loan Proposals

The lender must **show a consistent practice of submitting applications for guaranteed loans containing accurate information supporting a sound loan proposal.**

PLP lenders are expected to be experienced agricultural lenders who can demonstrate a history of consistently developing complete and accurate applications with minimal FSA involvement.

H Recurring Deficiencies

The lender must **show a consistent practice of processing Agency guaranteed loans without recurring major or minor deficiencies.**

In reviewing this requirement, DAFLP shall check previous monitoring reviews for major and minor recurring deficiencies. **[7 CFR 761.2] A major deficiency is one that directly affects the soundness of the loan.** Examples of major deficiencies may include the following:

- failure to obtain a complete appraisal report
- failure to perfect a lien
- failure to verify debts
- failure to obtain a credit report
- using unsound lending practices, such as unsupported projections, inadequate collateral, or unsound assumptions.

[7 CFR 761.2] A minor deficiency violates Agency procedure, but does not affect the soundness of the loan. Minor deficiencies may include the following:

- nonsubstantive math errors
- missing forms
- delays in responding to FSA inquiries.

52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)

I Ability to Service Guaranteed Loans

The lender must **demonstrate a consistent, above average ability to service guaranteed loans based on the following:**

- **borrower supervision and assistance**
- **timely and effective servicing**
- **communication with the Agency.**

This criterion should be reviewed in the light of the lender's relationship to FSA and its borrowers. Three specific criteria are addressed.

- **Borrower Supervision and Assistance.** For PLP lenders, FSA expects that lenders will routinely work with borrowers to set goals and resolve deficiencies. For troubled borrowers, FSA would look for lender actions to:
 - communicate with the borrower about their complete credit and debt situation
 - resolve financial difficulties with a view of the big picture.
- **Timely and Effective Servicing.** In assessing the PLP request, FSA shall look at how the lender has serviced its existing portfolio. Have problem loans been monitored closely and action taken promptly? Have loans been adequately protected in bankruptcy, litigation, or liquidation? Has the lender used good judgment in servicing actions, maintained control, and minimized losses to FSA?
- **Communication With FSA.** Because of the nature of PLP, good communication with FSA is critical. DAFLP shall look to SED and the authorized agency official for information about FSA's past and current relationship with the lender. Is FSA informed of issues and potential losses at the early warning stage? Does the lender submit required reports on time? Are issues discovered in monitoring reviews quickly resolved and communicated to FSA?

52 Eligibility Requirements for PLP (7 CFR 762.106) (Continued)**J Qualified Person**

The lender must **designate a person or persons, either by name, title, or position within the organization, to process and service PLP loans for the Agency.**

The lender should detail the minimum educational and experience requirements of loan officials or include the resume or resumes of the person or persons who are qualified to process and service FSA-guaranteed loans. For a PLP lender, it is expected that this person will have significant experience in agricultural lending and significant experience in originating and servicing FSA-guaranteed loans. To satisfy this requirement, the lender's application should address the experience the designated person has about the items in subparagraphs G and I.

Once PLP status is approved, the lender is responsible for maintaining staff that are adequately trained in originating and servicing guaranteed loans.

53 Approval Requirements (7 CFR 762.106)**A Request for Approval**

Both the lender and SED should develop the lender's request for approval. The lender should contact the State Office and inform SED of its intent to submit a PLP request. SED may provide additional guidance to the lender in developing its application. The request should be in the following 3 parts.

- Part I. The Lender's Application Letter demonstrating the lender meets the PLP criteria, excluding CMS.
- Part II. SED Comments and Recommendation. This part of the package will be developed from information gathered from the following sources:
 - County Offices where the lender proposes to do business and has done business in the past
 - in a multi-State request, the other FSA State Offices located in the lender's region

53 Approval Requirements (7 CFR 762.106) (Continued)

A Request for Approval (Continued)

- *--State and County Office operational files, containing information on the lender's--* past performance
- the lender's PLP application package

Note: SED shall review the lender's proposed CMS to make a recommendation to DAFLP. However, SED will **not** set minimal underwriting, servicing, or liquidation standards, processes, or procedures for the lender. This is the lender's proposal and it need not, and probably will not, comply with requirements set for SEL and CLP lenders. Any areas considered inadequate by SED will be identified in the recommendation to DAFLP, but will not be communicated to the lender.

- reports indicating volume, loss, delinquencies, timeliness of lender reporting, etc.
- National Office for information on the lender's financial strength.
- Part III. A copy of the lender's proposed CMS. See subparagraph 52 D for CMS requirements.

Parts I and III of the application should be submitted to SED, who shall:

- check the application for completeness
- review its contents
- make an approval recommendation
- forward the application to DAFLP for approval.

B DAFLP Review

DAFLP shall review the PLP request, contacting the lender if necessary, and make the approval decision.

53 Approval Requirements (7 CFR 762.106) (Continued)**C Conditions of Approval**

Lenders who meet the criteria will be granted PLP status for a period not to exceed 5 years.

PLP status will be conditioned on the lender carrying out its credit management system as proposed in its PLP status and any additional loan making or servicing requirements agreed to and documented in the PLP lender's agreement.

If the PLP lender's agreement does not specify any agreed upon process for a particular action, the PLP lender will act according to regulations governing CLP lenders.

Example: If the PLP lender does not state in its CMS what historical financial information will be collected when developing applicant cash flow budgets, CLP requirements in paragraph 153 will be followed.

D Renewal

PLP status will expire within a period not to exceed 5 years from the date the lender's agreement is executed, unless a new lender's agreement is executed.

Renewal of PLP status is not automatic. A lender must submit a written request for renewal of a lender's agreement with PLP status which includes information:

- **updating the material submitted in the initial application**
- **addressing any new criteria established by the Agency since the initial application.**

PLP status will be renewed if the applicable eligibility criteria under this section are met, and no due cause exists for denying renewal under subparagraph 54 C.

E Transfer of PLP Information to the Local Office

SED shall provide a copy of PLP Lenders Agreement, including all attachments, to the authorized agency official in each local office that will process loans for the specific PLP lender.

54 Monitoring the PLP Lender (7 CFR 762.106)**A Review of Lender Eligibility and Performance**

[7 CFR 762.106 (e)] PLP lenders will provide information and access to records upon Agency request to permit the Agency to audit the lender for compliance with these regulations.

SED is responsible for ensuring that monitoring reviews are conducted on each PLP lender. This review shall be conducted according to Part 11 and shall examine the lender's approved CMS. The designated reviewer shall review the lender's files according to the priorities in subparagraph 267 B.

At least annually, SED or designee shall collect and review information about the performance and eligibility of each PLP lender, including monitoring reviews from all County Offices that monitor the lender. SED or designee shall review the lender's compliance with subparagraphs 46 C, 46 E, 49 C, 49 E, and 49 F. These reviews shall be used to determine whether PLP status should continue.

B Operational File

The authorized agency official shall develop and maintain an operational file on each PLP lender, according to subparagraph 48 B. SED shall also maintain a file developed as part of their internal review.

--The SED operational file shall also contain a copy of the executed Lender's Agreement-- and the lender's corresponding CMS.

54 **Monitoring the PLP Lender (7 CFR 762.106)**

A Review of Lender Eligibility and Performance

*--Farm Loan Managers and Farm Loan Officers are designated as the review official for documenting and reviewing lender compliance annually. This review shall consist of reviewing compliance with Examination and Supervision, Debarment and Suspension, Loan Production and Performance, Minimum Guaranteed Loans, and Acceptable Level of Soundness for the lending institution. Documentation should be maintained in the lender's operational file. These reviews shall be used to determine whether PLP status should continue. Farm Loan Specialists are designated back-up review officials to be utilized when the Farm Loan Manager or Farm Loan Officer is unavailable to complete the review.

If the lending institution operates in multiple farm loan county offices, the farm loan office servicing the headquarter location for the lending institution will be the one to complete the review.

To the extent that deficiencies are discovered during the review, the authorized agency official shall notify the District Director and State Office of the deficiencies. The State Office will continue monitoring and if any major deficiencies are noted, they will be forwarded to the National Office for further review and correspondence with the lending institution.--*

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54 Monitoring the PLP Lender (7 CFR 762.106) (Continued)

C Revoking PLP Status

In addition to the sanctions that may be imposed in subparagraph 48 C, a PLP lender may, at the discretion of DAFLP, have their status revoked **at any time during the 5 year term for cause. Any of the following instances constitute cause for revoking or not renewing PLP status:**

- violation of the terms of the lender's agreement
- failure to maintain PLP eligibility criteria
- knowingly submitting false or misleading information to the Agency
- basing a request on information known to be false
- deficiencies that indicate an inability to process or service Agency guaranteed farm loans
- *--failure to comply with interest rate policies according to paragraph 135--*
- failure to correct cited deficiencies in loan documents upon notification by the Agency
- failure to submit status reports in a timely manner
- failure to use forms, or follow credit management systems accepted by the Agency
- failure to comply with the reimbursement requirements of §762.144(c)(7) and (c)(8) (subparagraph 376 A).

The Agency may allow a PLP lender with a loss rate which exceeds the maximum PLP loss rate to retain its PLP status for a two-year period, if the:

- lender documents in writing why the excessive loss rate is beyond their control
- lender provides a written plan that will reduce the loss rate to the PLP maximum rate within two years from the date of the plan
- Agency determines that exceeding the maximum PLP loss rate standard was beyond the control of the lender. Examples include but are not limited to the following:
 - a freeze with only local impact
 - economic downturn in a local area
 - drop in local land values
 - industries moving into or out of an area
 - loss of access to a market
 - biological or chemical damage.

54 Monitoring the PLP Lender (7 CFR 762.106) (Continued)

C Revoking PLP Status (Continued)

***--[CFR 762.106 (g)(2)(ii)(D)] The Agency will revoke PLP status if the maximum PLP--* loss rate is not met at the end of the two-year period, unless a second two year extension is granted under this subsection.**

PLP lenders who exceed the maximum loss ratio and want to retain their status will contact their FSA State Office and explain why they believe their excessive losses are beyond their control. They will be required to develop a plan to reduce their losses below the 3 percent loss ratio, the current maximum allowed by regulations to retain PLP status.

IF the State Office determines there is...	THEN the State Office will...
adequate justification for allowing the lender to retain PLP status	<p>make their recommendation and send an exception request to DAFLP, who will make the final decision on granting the exception.</p> <p>Notes: If granted, the exception may be renewed at the end of the 2-year period for another 2-year period if the lender is making satisfactory progress toward reducing their loss ratio below the standard, currently set at three percent. No further renewals or extensions would be granted.</p> <p>A waiver may be granted only by DAFLP.</p>
inadequate justification for allowing the lender to retain PLP status	decline to send a request for an exception.

D Reinstatement of PLP Status

***--[CFR 762.106 (g)(3)] A lender which has lost PLP status must be reconsidered for--* eligibility to continue as a Standard Eligible Lender or as a CLP lender in submitting loan guarantee requests. They may reapply for PLP status when the problem causing them to lose their status has been resolved.**

--55 Micro Lender Program (7 CFR 762.107)*A Overview**

MLP allows nontraditional lenders and commercial lenders not eligible for other lender statuses to participate in the EZ Guarantee program. MLP status allows FSA to increase collaboration with nontraditional lenders and assist smaller farmers typically in underserved areas. Establishing a stronger working relationship with nontraditional lenders is beneficial since they share a common goal with FSA to assist producers in underserved areas, including credit deserts.

[7 CFR 762.107(a)(3)] MLP lender authorities are limited to originating and servicing EZ Guarantee loans.

B Application

[7 CFR 762.107(a)] Lenders who desire MLP status must submit an application *--form “FSA-2205, “Guaranteed Micro Lender Application” to any local FSA office.--* The lender must provide any additional information requested by the Agency to process an MLP request if the lender continues with the approval process.

C Eligibility Criteria

[7 CFR 762.107(b)] An MLP lender must:

- **have experience in making and servicing business loans**
- **have the staff and resources to properly and efficiently discharge its loan making and loan servicing responsibilities that may include use of Agency approved agents**
- **be subject to oversight as established and announced by the Agency.**

Acceptable oversight for MLP lenders must be one of the following:

- a lender meeting the examination and supervision requirement in §762.105(b) (see subparagraph 46 C)
- Community Development Financial Institution (CDFI). CDFI’s that have been awarded funds and are under the supervision of the Community Development Financial Institutions Program described in 12 CFR §1805
- Rural Rehabilitation Corporation (RRC). RRC’s that have entered into an agreement establishing an ongoing reporting and credit supervision relationship with the FSA--*

--55 Micro Lender Program (7 CFR 762.107) (Continued)*C Eligibility Criteria (Continued)**

- **have a loss rate not in excess of the maximum MLP loss rate established and announced by the Agency**

Note: Losses on all business loans (which includes agricultural loans) of \$50,000 or less made over the past 7 years do not exceed 3 percent.

- **have made the minimum number of loans as established and announced by the Agency**

Note: The lender has originated 20 or more business loans of \$50,000 or less

- **not be debarred or suspended from participation in Government contracts or programs or be delinquent on a Government debt. This includes the lender's officers and agents.**

See subparagraph 46 E for guidance on confirming this requirement.

D Approval

MLP status may be approved on a statewide basis by SED.

The Agency and MLP lender will execute a Lenders Agreement for a term not to exceed 5 years. The Lenders Agreement will be maintained and distributed according to State Office policy.

E Monitoring and Revoking MLP Status

[7 CFR 762.107(d)] The Agency may revoke the lender's MLP status at any time during the 5 year term for cause. [7 CFR 762.107(d)(1)] Any of the following instances constitute cause for revoking or not renewing MLP status:

- **violation of the terms of the Lender's Agreement**
- **failure to maintain MLP eligibility criteria**
- **knowingly submitting false or misleading information to the Agency**
- **deficiencies that indicate an inability to process or service Agency guaranteed farm loan programs loans in accordance with this subpart**
- **failure to correct cited deficiencies in loan documents upon notification by the Agency--***

***--55 Micro Lender Program (7 CFR 762.107) (Continued)**

E Monitoring and Revoking MLP Status (Continued)

- failure to submit status reports in a timely manner; or,
- failure to comply with the reimbursement requirements of § 762.144(c) (7) and (c)(8).

[7 CFR 762.107(d)(2)] A lender that has lost MLP status may reapply for MLP status once the problem that caused the MLP status to be revoked has been resolved.

F Renewal of MLP Status

[7 CFR 762.107(c)] MLP status will expire within a period not to exceed 5 years from the date the lender's agreement is executed, unless a new lender's agreement is executed.

[7CFR 762.107(c)(1)] Renewal of MLP status is not automatic. A lender must submit a new application for renewal.

Note: State Offices shall monitor expiration of MLP status and contact the lender with sufficient lead time prior to the expiration of MLP status to discuss renewal procedures.

[7 CFR 762.107(c)(2)] MLP status will be renewed if the applicable eligibility criteria under this section are met, and no cause exists for denying renewal under paragraph (d)(1) of this section (subparagraph 55E).

56-64 (Reserved)--*

Part 5 Loan Application Requirements (7 CFR 762.110)

Section 1 Application Requirements

65 General Application Requirements

A Application Requirements

--[7 CFR 762.110(a)(1)] Lenders must perform at least the same level of evaluation and documentation for guaranteed loans that the lender typically performs for nonguaranteed loans of a similar type and amount.--

Good communication with lenders will minimize problems and help ensure a rapid review of applications. The authorized agency official should communicate with lenders throughout the application preparation and submission process. Lenders should be encouraged to:

- contact authorized agency officials for assistance with the application
- address any issues or deficiencies before they become problems.

***--SEL's and CLP lenders may use FSA-2291 as an application processing checklist. FSA may use FSA-2292 to review an application for completeness.**

[7 CFR 762.110(a)(2)] The application thresholds in this section apply to any single loan, or package of loans submitted for consideration at any one time. A lender must not split a loan into two or more parts to fall below the threshold in order to avoid additional documentation.--*

***--To qualify for an EZ Guarantee Loan, an applicant's outstanding guaranteed loan principal balance may not exceed \$100,000 (\$50,000 for MLP lenders) for FO and OL combined at the time of loan closing.**

[7 CFR 762.110(a)(3)] The Agency may require lenders with a lender loss rate in excess of the rate for CLP lenders to assemble additional documentation from (paragraph 68).

On an individual loan basis, FSA may request additional information to make eligibility and approval decisions.--*

B Maintaining Complete Loan File

[7 CFR 762.110(g)] All lenders must compile and maintain in their files a complete application for each guaranteed loan. CLP lenders must certify that the required items, not submitted, are in their files.

***--The lender's file must contain the applicable items in paragraphs 66 through 68 and all--* correspondence with the borrower about servicing actions and other loan-related documentation generated after loan approval.**

[7 CFR 762.110(g)] The Agency may request additional information from any lender or review the lender's loan file as needed to make eligibility and approval decisions.

65.5 Application Requirements for EZ Guarantee Loans

A EZ Guarantee Loan Qualification

[7 CFR 762.110(b)] MLP lenders may submit an EZ Guarantee application for loans up to \$50,000. All other lenders may submit EZ Guarantee application for loans up to \$100,000.

To qualify for an EZ Guarantee Loan, an applicant's outstanding guaranteed loan principal balance may not exceed \$100,000 (\$50,000 for MLP lenders) for FO and OL combined at the time of loan closing.

B Application Package

[7 CFR 762.110(b)] Lenders must submit:

- *--Application for Guarantee, FSA-2211--*
- **if the loan fails to pass the underwriting criteria for EZ Guarantee approval in 762.125(d), or the responses in the application are insufficient for the agency to make a loan decision, the lender must provide additional information as requested by the Agency.**

Note: The intent of the EZ Guarantee Loan program is to reduce application requirements, provide lenders with more flexible underwriting rules, and therefore provide for faster FSA approval.

Additional information may only be required on a case by case basis and only when necessary to make eligibility, environmental, or other determinations which are outside of the lenders' purview or to resolve inconsistencies in the application package.

66 Application Requirements for Loans up to \$125,000 (7 CFR 762.110))

A Application Package

[7 CFR 762.110(c)] Lenders must submit the following items for loans up to \$125,000 (other than EZ Guarantees):

The \$125,000 threshold applies separately to OL, FO, or CL loans. For example, a lender may request a \$125,000 OL loan and a \$125,000 FO loan in the same package and submit the items in this subparagraph.

- **the application form** (Application for Guarantee) (subparagraph B)
- **loan narrative** (Exhibit 4.5), **including a plan for servicing the loan** (subparagraph C)
- **balance sheet** (subparagraph D)
- **cash flow budget** (subparagraph E)
- description of farmed land (subparagraph F)
- **credit report** (subparagraph G)
- environmental information (if needed, see subparagraph H)
- information related to entity applicants (if needed, see subparagraph I).

B Application Form

--All lenders will use FSA-2211, Application for Guarantee.--

Note: Applications submitted electronically will be processed according to paragraph 3.

C Loan Narrative

The application package must include a narrative description of the farming operation and the lender's underwriting of the loan. The narrative should address the following:

- a description of the farming operation
- any items relevant to determining applicant eligibility
- the loan proposal including amount, purpose, rates and terms
- collateral analysis
- capacity analysis
- capital analysis
- loan conditions and servicing plan.

C Loan Narrative (Continued)

See Exhibit 4.5 for a complete description and instruction for completing a loan narrative.

D Balance Sheet

The application package must contain a balance sheet for the applicant that was prepared within 90 calendar days of the application submission.

E Cash Flow Budget

The lender should submit a cash flow budget as described in Exhibit 2. If significant changes are expected in the operation during the life of the loan, more than one cash flow budget may need to be developed.

F Location of Farmed Land

A description of the location of each tract of land to be farmed by the applicant should be provided. This may be by FSA farm number, legal description, plat map, or other identifying method. This may be included as part of the loan narrative.

G Credit Report

A credit report on the applicant's credit history must be provided. In addition, lenders should consider any other pertinent information concerning the applicant's credit history. CLP lenders are not required to submit the credit report to FSA.

H Environmental Information

Borrowers are required to have a current AD-1026 on file with FSA. Lenders should remind borrowers that AD-1026 must be executed with FSA, if AD-1026 is not already on file.

FSA can conduct its environmental review in most cases without additional information from the lender. However, occasionally additional information is needed, and until this information is received, the application is not complete, and the loan processing timeframe does not start. Situations needing additional information often involve wetland determinations, potential historical or archaeological sites, or construction of major confinement livestock facilities. The review is FSA's responsibility to conduct. However, *--the information FSA needs to complete this review is part of a complete application.

This environmental review, conducted by FSA (using FSA-850 or an environmental assessment), focuses on the proposed use of loan funds and the environmental compliance of the action being supported by FSA funds. This is unrelated to the lender's own environmental due diligence (FSA-851 or other similar forms) which focuses on the suitability of loan security. See subparagraph 208 C for information about the lender's environmental due diligence requirements.--*

66 Requirements for Loans up to \$125,000 (7 CFR 762.110) (Continued)**C Loan Narrative**

When an applicant is proposing to utilize a contract with an integrated livestock producer and is relying on the contract for repayment ability, the lender is responsible for reviewing the contract to ensure that all normal Agency regulatory requirements are met. This includes eligibility, feasibility and environmental requirements. The lender is to review and document that the contract adequately protects the interests of the borrower, the lender and the Farm Service Agency. MN Exhibit 1, "Livestock Contract and Structure Review Guidelines" may be used as the basis for this review.

Lenders should identify any applicant who meets the requirements of being a Beginning Farmer. *--MN Exhibit 2, "Minnesota Farm Size Data From 2022 Census of Agriculture"--* identifies the average farm size and 30% of each county's average farm size for all Minnesota counties. This exhibit is to be used by the authorized agency official in determining whether or not the applicant meets the maximum acreage limitations contained in the definition of Beginning Farmer. The data was obtained from the *--2022 Census of Agriculture.--*

D Balance Sheet

The loan applicant must sign a current balance sheet. If the applicant is a corporation, limited liability company, partnership or trust, each entity each member of the entity must also submit a signed personal balance sheet. If the entity is a husband and wife joint operation a combined balance sheet signed by both spouses is to be submitted. If the entity is a joint operation between parties who are not husband and wife, signed personal balance sheets of each individual are to be submitted.

66 Requirements for Loans up to \$125,000 (7 CFR 762.110) (Continued)**I Additional Requirements for Entity Applicants**

If the applicant is an entity, lenders should consider obtaining and reviewing the following documents. Lender questions about entity documents should be directed to the lender's legal counsel. The Minnesota registration status of an entity along with assumed names can be checked at:

<http://www.sos.state.mn.us/home/index.asp?page=790>. Normally the following entity documents will not be submitted to FSA.

For a Corporation:

- Articles of Incorporation
 - Review to determine if the corporation's business purpose allows it to obtain an agricultural loan. A corporation may obtain an agricultural loan if: no purpose of the corporation is stated in the articles of incorporation; or the articles of incorporation state a general business purpose; or the articles of incorporation do not state a non-agricultural purpose.
- Shareholder Control Agreement
 - A corporation may or may not have a shareholder control agreement. If one exists, it must be signed by all shareholders. The shareholder control agreement should be reviewed for provisions relating to the management of the corporation's business such as which officers have the capacity to execute loan documents on behalf of the corporation.
- Bylaws
 - A corporation may or may not have bylaws. Bylaws, if they exist, must be adopted by the board of directors. Existing bylaws should be reviewed for provisions relating to the management of the corporation's business such as which officers have the capacity to execute loan documents on behalf of the corporation.
- Secretary of State Certificate of Good Standing
 - The Certificate of Good Standing is issued annually by the Minnesota Secretary of State upon the filing of all required documents and fees. If the loan will involve land in another state, a certificate of Good Standing should also be obtained from the other state.

66 Requirements for Loans up to \$125,000 (7 CFR 762.110) (Continued)

I Additional Requirements for Entity Applicants (continued)**For a Limited Liability Company:**

- Articles of Organization
 - Review to determine if the LLC's business purpose allows it to obtain an agricultural loan. An LLC may obtain an agricultural loan if: no purpose of the LLC is stated in the articles of organization; or the articles of organization or member control agreement state a general business purpose; or neither the articles of organization nor the member control agreement state a non-agricultural purpose.
- Member Control Agreement
 - An LLC may or may not have a member control agreement. If one exists, it must be signed by all members of the LLC. The member control agreement should be reviewed for provisions relating to the management of the LLC's business such as which officers have the capacity to execute loan documents on behalf of the company.
- *--Operating Agreement or Bylaws
 - An LLC may or may not have an operating agreement or bylaws. The operating agreement or by laws should be reviewed for provisions relating to the management of the LLC's business.
 - Does the operating agreement state the LLC is board-managed, manger-managed or member-managed?
 - Does the operating agreement provide for the appointment of Officers with the power to sign loan documents on behalf of the LLC?--*
- Secretary of State Certificate of Good Standing
 - The Certificate of Good Standing is issued annually by the Minnesota Secretary of State upon the filing of all required documents and fees. If the loan will involve land in another state, a certificate of Good Standing should also be obtained from the other state.

For a General Partnership:

- Written Partnership Agreement, if any
 - A general partnership may or may not have a written partnership agreement. A written partnership agreement must be signed by all partners. Review to determine the authority of various partners or individuals to act on behalf of the partnership.
- Statement of Partnership Authority, if any
 - A statement of Partnership Authority serves to limit the authority of individual partners to bind the partnership.

66 Requirements for Loans up to \$125,000 (7 CFR 762.110) (Continued)

I Additional Requirements for Entity Applicants (continued)**For a Limited Liability Partnership:**

- Written Partnership Agreement, if any
 - Same as for general partnership
- Statement of Partnership Authority, if any
 - Same as for general partnership
- *--Statement of Qualification
 - The Statement of Qualification is required by state statute. It must include the name and address of the partnership, the chief executive officer, a statement that the partnership elects to be an LLP, and a deferred date of commencement as an LLP, if any. If no such statement is filed, the partnership will be treated a general partnership.--*
- Secretary of State Certificate of Good Standing
 - The Certificate of Good Standing is issued annually by the Minnesota Secretary of State upon the filing of all required documents and fees. If the loan will involve land in another state, a certificate of Good Standing should also be obtained from the other state.

For a Limited Partnership, including a Limited Liability Limited Partnership:

- Written Partnership Agreement, if any
 - A limited partnership may or may not have a written partnership agreement. A written partnership agreement must be signed by all partners. Review to determine the authority of various partners or individuals to act on behalf of the partnership.
- Certificate of Limited Partnership
 - Review to determine which partners are general partners and which partners are limited partners. Only general partners have authority to execute loan documents on behalf of the limited partnership.
- Secretary of State Certificate of Good Standing
 - The Certificate of Good Standing is issued annually by the Minnesota Secretary of State upon the filing of all required documents and fees. If the loan will involve land in another state, a certificate of Good Standing should also be obtained from the other state.

66 Requirements for Loans up to \$125,000 (7 CFR 762.110) (Continued)**I Additional Requirements for Entity Applicants (continued)****For a Trust:**

- Trust Instrument
 - Lenders should review the trust instrument to help determine eligibility and for signature requirements on the promissory note and security instruments. The trust instrument may need to be reviewed by FSA to help determine eligibility.

Assumed Names

Neither a general partnership nor a joint operation is required to be a registered entity. However, if a general partnership or a joint operation is operating under a name that does not include all partners' first and last names, then the general partnership or joint operation must have a certificate of assumed name through the Secretary of State.

A certificate of assumed name would also be required if an individual operates under a business name that does not include the individual's name. A certificate of assumed name would also be required if a registered entity conducted business under a name that is different from the entity's registered name.

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66 Requirements for Loans up to \$125,000 [7 CFR 762.110] (Continued)

I Additional Requirements for Entity Applicants

--All members of entity applicants must complete the appropriate sections on FSA-2211, and sign the application as individuals. In addition, each member must provide a current personal balance sheet.--

67 Application Requirements for Loans Over \$125,000 (7 CFR 762.110)**A Application Package**

[7 CFR 762.110(d)] **A complete application package for a guaranteed loan over \$125,000 will consist of the items** in paragraph 66, plus subparagraphs B through G.

B Verification of Income

Nonfarm and “other farm” income should be documented using the same documentation the lender uses for its nonguaranteed loans.

***--C Verification of Debts**

Verification of debts over \$5,000 can be documented using the same documentation the--* lender uses for its nonguaranteed loans.

D Financial History

The financial history should support cash flow projections and include 3 years of income and expenses and 3 years of balance sheets.

E Production History

The application should include [7 CFR 762.110 (b)(4)] **3 years of production history (SEL only)**.

F Proposed Loan Agreements

Any proposed nontypical agreements between the lender and the borrower should be explained in the narrative.

G Development Plans

[7 CFR 762.110 (b)(6)]**If construction or development is planned, a copy of the plans, a copy of the specifications, and a development schedule** is needed.

68 (Withdrawn—Amend. 37)

67 Application Requirements for Loans Over \$125,000 (7 CFR 762.110)

B Verification of Income

And

--C Verification of Debts--

Minnesota 2-FLP, Exhibit 11, "Verification of Farm Service Agency (FSA) Benefits" may be used by lenders to fully verify an applicant or borrower's FSA Farm Program status and benefits.

B Loan Narrative

When an applicant is proposing to utilize a contract with an integrated livestock producer and is relying on the contract for repayment ability, the lender is responsible for reviewing the contract to ensure that all normal Agency regulatory requirements are met. This includes eligibility, feasibility and environmental requirements.

The lender is to review and document that the contract adequately protects the interests of the borrower, the lender and the Farm Service Agency. The lender may use MN Exhibit 1, "Livestock Contract and Structure Review Guidelines" as the basis for this review.

Lenders should identify any applicant who meets the requirements of being a Beginning Farmer. *--MN Exhibit 2, "Minnesota Farm Size Data From 2022 Census of Agriculture"--* identifies the average farm size and 30% of each county's average farm size for all Minnesota counties. This exhibit is to be used by the authorized approval official in determining whether or not the applicant meets the maximum acreage limitations contained in the definition of Beginning Farmer. The data was obtained from the *--2022 Census of Agriculture.--*

69 Application Requirements for PLP Lenders [7 CFR 762.110]

A Application Requirements

[7 CFR 762.110 (e)] **A complete application for PLP lenders will consist of:**

- **an application form FSA-2211**

Note: Applications submitted electronically will be processed according to paragraph 3.

- **a loan narrative**
- **any other items agreed to during the approval of the PLP lender's status and contained in the PLP lender agreement.**

PLP lenders must certify that the required items, not submitted, are in their files. On a case-by-case basis, the Agency may request additional information from any lender or review the lender's files as needed to make eligibility and approval decisions.

These requests shall be made only in situations when, because of the unique characteristics of the loan request, an eligibility or approval decision cannot be made without additional information.

FSA can conduct its environmental review in most cases without additional information from the lender. However, occasionally additional information is needed, and until this information is received, the application is not complete, and the 14-calendar-day timeframe does not start. Situations needing additional information often involve wetland determinations, potential historical or archaeological sites, or construction of major confinement livestock facilities. The review is FSA's responsibility to conduct. However, *--the information FSA needs to complete this review is part of a complete application.

This environmental review, conducted by FSA (using FSA-850 or an environmental assessment), focuses on the proposed use of loan funds and the environmental compliance of the action being supported by FSA funds. This is unrelated to the lender's own environmental due diligence (FSA-851 or other similar forms) which focuses on the suitability of loan security. See subparagraph 208 C for information about the lender's environmental due diligence requirements.--*

69 Application Requirements for PLP Lenders [7 CFR 762.110] (Continued)**B Loan Narrative**

FSA expects PLP lenders to include, in the narrative, a discussion of the 5 “C’s” of credit; that is, character, capacity, capital, conditions, and collateral.

For many PLP lenders, the narrative will often contain the same information submitted to the lender’s loan committee. Since the authorized agency official will rely on the narrative and application form for making the loan approval decision, it is important that the narrative covers any issues or questions that may arise during the loan evaluation process.

The lender shall state the proposed method to establish the real estate market value, evaluation, or appraisal.

If the application is for CL, a discussion of the conservation plan or Forest Stewardship Management Plan and need for the qualifying conservation practices including a discussion of the transition plan, if applicable, must be provided in the loan narrative.

C Submitting Applications Outside Normal Trade Area

PLP status will be approved for the lender’s normal trade area as defined in CMS. If a lender wants to make a guaranteed loan outside of this area, the lender should contact the State Office responsible for that area for guidance on where to submit the request for guarantee.

On a case-by-case basis, SED may authorize the approval of guarantees outside the lender’s normal trade area if SED determines that the lender can adequately make and service the loan. If the lender wants to permanently expand its approved normal trade area, it will request an expansion through SED to DAFLP.

A Application Requirements

The following is a summary of OL and FO application requirements.

Items to submit to FSA:	EZ Guarantee	PLP	CLP	SEL	SEL	
Amount:	MLP to \$50,000 SEL, CLP, PLP to \$100,000			Up to \$125K	Over \$125K	
Application Form	Y	Y	Y	Y	Y	
Narrative	Lenders will collect and maintain these items according to their normal lending practices	Y	Y	Y	Y	
Location of farmed land		Y	Y	Y	Y	
Balance Sheet		PLP Lenders will maintain these items according to the terms of their CMS	Y	Y	Y	Y
Repayment Capacity (Cash Flow Budget)			Y	Y	Y	Y
Credit Report			In File	Y	Y	Y
Proposed Loan Agreements			CLP lenders will maintain these items in their file for loans over \$125,000			Y
Verification of debts over *--\$5,000--*						Y
Verification of non-farm income						Y
3 year financial history					Y	
3 year production history			N/A		Y	
Entity Information (personal balance sheet from each member)			Y	Y	Y	Y
Items Needed Infrequently						
Environmental – additional information (see note below)	Y	Y	Y	Y	Y	
Construction, development plans	N	Per CMS	In file	N	Y	
CL: Conservation plan		Y	Y	Y	Y	
CL: Transition plan for organic, sustainable agriculture		Y	Y	Y	Y	

70 Summary of OL and FO Applications (Continued)**A Application Requirements (Continued)**

Note: The EZ Guarantee limits are based on the borrower's total outstanding guaranteed principal balance. The SEL limits are based on the total amount per loan request package. SEL, CLP, and PLP may use the regular application method if they do not wish to submit the application using the EZ Guarantee method.

The application will be considered complete once FSA has received all necessary information to conduct the environmental review. A guaranteed loan application cannot be approved before the appropriate environmental review is completed and approved. In the case of a PLP lender, if an approval/rejection decision is not made within 14 calendar days of a complete application, FSA will consider feasibility requirements met and will conduct no further financial analysis after that point. However, the application will not be approved, funds will not be obligated, and the conditional commitment will not be issued until after the appropriate environmental review is completed and approved.

--This environmental review, conducted by FSA (using FSA-850 or an environmental assessment), focuses on the proposed use of loan funds and the environmental compliance of the action being supported by FSA funds. This is unrelated to the lender's own environmental due diligence (FSA-851 or other similar forms) which focuses on the suitability of loan security. See subparagraph 208 C for information about the lender's environmental due diligence requirements.--

Section 2 Other Guaranteed Application Options

--70.5 Application Requirements for CL's (7 CFR 762.110(f))--**A CL Program**

The objective of the CL Program is to facilitate implementing conservation practices rather than be a safety net for family farmers. Because of the emphasis on the environment, the CL Program can provide funds to individuals and entities that normally would **not** qualify for FSA assistance. CL's:

- are **not** limited to family farmers and CL applicants can operate noneligible enterprises as defined in Exhibit 2

Note: A portion of the applicant's income may be derived from a noneligible enterprise source and the conservation measure may benefit the noneligible enterprise. However, the applicant must be engaged in production agriculture (an enterprise that would normally be eligible for FSA's FO or OL programs and does not meet FSA's definition of noneligible enterprise).

- will **not** need to pass the test for credit, and the graduation requirements of OL and FO loans do **not** apply.

***--B CL Application Package**

[7 CFR 762.110(f)] In addition to the other requirements in this section, the following items apply when a lender is requesting a CL guarantee.

[7 CFR 762.110(f)(1)] CL applicants must submit a copy of their current conservation plan or Forest Stewardship Management Plan. The plan must address conservation practices that will be financed by the CL request.

Note: NRCS CPA-1155 or Tool Kit is considered sufficient documentation for the conservation plan. A copy of the owner's objectives, schedule of activities, and property map is considered sufficient documentation for the Forest Stewardship Management Plan.

[7 CFR 762.110(f)(2)] Lenders must submit plans to transition to organic or sustainable agriculture when the funds requested will be used to facilitate the transition and the lender is requesting consideration for priority funding. This plan can be:

- part of the conservation plan, as described in subparagraph J, or an organic plan that has been approved by a certified agent and the State Organic Certification Program
- a grant that was awarded by the Sustainable Agriculture research and Education Program of the National Institute of Food and Agriculture, USDA.

All CL applications will consist of the applicable items as outlined in paragraphs 67, 68, and 69.--*

--70.5 Application Requirements for CL's (7 CFR 762.110(f)) (Continued)--***--C Streamlined CL's--***

Applicants who qualify for Streamlined CL's have already developed a higher level of management skills and financial security. For applicants with exceptionally strong financial positions, the lender will **not** be required to perform as intensive a cash flow analysis as is necessary for other applicants. The lender will only be required to follow their internal process that they would use for nonguaranteed applicants for cash flow analysis.

[7 CFR 762.110(f)] When CL guarantee applicants meet all the following criteria, the cash flow budget requirement in this section will be waived:

- **be current on all payments to all creditors including the Agency (if currently an Agency borrower)**
- **debt to asset ratio is 40 percent or less**
- **balance sheet indicates a net worth of 3 times the requested loan amount or greater**
- **FICO credit score is at least 700. For entity applicants, the FICO credit score of the majority of the individual members must be at least 700.**

71 (Withdrawn---Amend.37)

--72 Market Placement Program (7 CFR 762.110(j))--**A Purpose**

The Market Placement Program:

- is designed to assist qualified existing direct loan borrowers and new direct loan applicants in obtaining a guaranteed farm loan from a commercial lender
- reduces the number of direct loans FSA makes, which reduces FSA costs while still meeting the credit needs of the farmer
- helps new lenders become familiar with FSA lending standards and; therefore, serves a marketing function for the Guaranteed Farm Loan Program.

Note: The Market Placement Program does **not** apply to CL's because there is no test for credit requirement.

B Lender Participation

Each County Office shall identify lenders who are interested in participating in the Market Placement Program. To identify lenders, the County Office shall contact lenders:

- currently participating in the Guaranteed Farm Loan Program
- who are **not** participating in the Guaranteed Farm Loan Program.

Lenders should advise FSA of their interest.

--72 Market Placement Program (7 CFR 762.110(j)) (Continued)*C FSA Preparation of Loan Application**

[7 CFR 762.110(j)] When the Agency determines that a direct loan applicant or--* borrower may qualify for guaranteed credit, the Agency may submit the applicant or borrower's financial information to one or more guaranteed lenders. If a lender indicates interest in providing financing to the applicant or borrower through the guaranteed loan program, the Agency will assist in completing the application for guarantee.

FSA shall complete and provide the following to lenders:

- Application for Guarantee
- farm operating plan
- a narrative
- a suggested plan for servicing
- an appraisal.

To complete the guaranteed loan application, the authorized agency official shall use estimated interest rates and terms. If more than 1 lender is interested in the guaranteed loan, the applicant shall select 1 of the lenders. The lender must prepare the loan or LOC agreement. SEL's must submit the loan or LOC agreement to FSA before FSA issues the Conditional Commitment. The Conditional Commitment shall be issued upon the lender's acceptance of the loan application and confirmation that funds are available.

73 Filing Applications Electronically**A Registering to Submit Applications**

Lenders may submit applications electronically through USDA's Online Services web site. Lenders interested in filing electronically must first register. An explanation of the registration process, along with the necessary form, can be found by either of the following:

- at <http://www.sc.egov.usda.gov>, CLICK "Register"
- contacting any USDA Service Center.

Currently, registration is limited to individuals; lenders cannot be registered as organizations. However, persons representing lenders may register as an individual, and then may electronically sign and submit applications on behalf of the lender.

73 Filing Applications Electronically (Continued)**B Submitting Applications**

After a lender's representative has registered and received a user ID and password, the representative may submit applications electronically. Go to <http://www.sc.egov.usda.gov>, CLICK "eForms", sign in, and follow the instructions to find, complete, and submit forms. Other electronic documents needed for a complete application may be attached to the application form and submitted to FSA. Lenders shall see Exhibit 5 for additional information about registering and accessing FSA's electronic online systems.

If the lender submits the application electronically and all the required electronic signatures ~~are not obtained~~, the application will be processed. However, the completed Application ~~for Guarantee~~, with appropriate applicant signatures, must be provided to FSA before FSA will issue the guarantee.

Lenders may also submit the application electronically by FAX or e-mail. FAXed and scanned signatures shall be accepted according to 1-CM, paragraph 676.

C Lender Requirements for Electronic Reporting

Information supplied by lenders through the USDA LINC web site meets the submission requirements. Lenders are not required to submit hard copies of information, such as loan closing reports or status reports.

Lenders must complete the following requirements to participate in electronic reporting through the USDA LINC web site.

- Each lender employee who participates in electronic reporting must create a Level 2 eAuthentication ID and password at <https://www.eauth.usda.gov/home/>.
- Level 2 security provides users with the ability to conduct official electronic business transactions with USDA agencies through the Internet. If a lender's employee presently has a Level 2 eAuthentication ID/account with any USDA agency, then a second account is not needed.
- Lenders are responsible for ensuring that all employees who will have access to electronic reporting adhere to the requirements in FSA-2201.
- Each lender must designate an employee as their Security Administrator who will have the authority and responsibility of granting access to other employees designated by the lender to use FSA's electronic reporting applications. The Security Administrator can have authority over all of the lender's portfolio as a Lender Administrator or can be limited to a single branch as a Branch Administrator. The Security Administrator will be the point of contact for FSA for maintaining the lender employees' eAuthentication ID's in AASM. A lender can choose to designate additional Security Administrators to act as a backup for the primary Security Administrator.

73 Filing Applications Electronically (Continued)**C Lender Requirements for Electronic Reporting (Continued)**

After the Security Administrators are designated and the requirements have been fulfilled, the lender shall have the Security Administrator contact FSA with his/her eAuthentication ID and lender information to be validated and entered into AASM.

After Security Administrators are validated in the system, they will receive an e-mail confirmation validating their authorization and authority to add additional lender employees to AASM. Additional lender employees may be added by logging into the USDA LINC web site at <https://usdalinc.sc.egov.usda.gov>. Lenders shall see Exhibit 5 for additional information about registering and accessing FSA's electronic online systems.--*

Note: The e-mail confirmation is sent to the e-mail address the Security Administrator entered when creating the eAuthentication account.

The following types of roles can be assigned to lender employees in AASM by the Security Administrator.

- “Representative” is an employee that the lender designates and authorizes to input electronic data through the USDA LINC website. The Security Administrator can authorize access for the entire portfolio as a Lender Representative or limit access to a specific branch as a Branch Representative.
- “Viewer” is an employee that the lender authorizes to view loan data and has view only capabilities of all transactions in the USDA LINC site. The Security Administrator can authorize access for the entire portfolio as a Lender Viewer or limit access to a specific branch as a Branch Viewer.

Note: FSA does **not** add or maintain any roles for lenders' employees.

74-82 (Reserved)

Part 6 Application Processing Timeframes (7 CFR 762.130)

83 Application Processing Timeframes by Lender Type (7 CFR 762.130)

A Processing Timeframes for SEL's

[7 CFR 762.130(a)(1)] Complete applications from Standard Eligible Lenders will be approved or rejected, and the lender notified in writing, no later than 30 calendar days after receipt.

The counting of the 30 calendar days begins when FSA determines that the application is complete.

B Processing Timeframes for CLP and PLP Lenders

[7 CFR 762.130(a)(2)] Complete applications from CLP or PLP lenders will be approved or rejected not later than 14 calendar days after receipt. For PLP lenders, if this time frame is not met, the application will automatically be approved, subject to funding, and receive an 80 or 95 percent guarantee for FO or OL loans, and 80 or 90 percent guarantee for CL, as appropriate.

A guaranteed loan application **cannot** be approved before the appropriate environmental review is completed and approved. In the case of a PLP lender, if an approval/rejection decision is not made within 14 calendar days of a complete application, FSA will consider feasibility requirements met and will conduct no further financial analysis after that point. However, the application will not be approved, funds will not be obligated, and the conditional commitment will not be issued until after the appropriate environmental review is completed and approved.

--This environmental review, conducted by FSA (using FSA-850 or an environmental assessment), focuses on the proposed use of loan funds and the environmental compliance of the action being supported by FSA funds. This is unrelated to the lender's own environmental due diligence (FSA-851 or other similar forms) which focuses on the suitability of loan security. See subparagraph 208 C for information about the lender's environmental due diligence requirements.--

The counting of the 14 calendar days begins when FSA determines that the application is complete.

If PLP lenders are not notified of FSA's decision within 14 calendar days of submitting a complete application, the submitted application will be approved at 80, 90, or 95 percent guarantee, as applicable.

If a PLP application is automatically approved, the lender must not close the loan or disburse funds until funds are obligated by FSA and Conditional Commitment is issued.

C Processing Timeframes for EZ Guarantee Loans

Complete applications for EZ Guarantee loan requests will be approved or rejected within 14 calendar days.

83 Application Processing Timeframes by Lender Type (7 CFR 762.130) (Continued)

D Summary of Processing Timeframes

This table summarizes processing timeframes for EZ Guarantee loans, SEL’s and CLP and PLP lenders.

Lender Type	Processing Timeframe in Calendar Days From the Date the Application Is Complete
SEL (regular loan)	30 calendar days
EZ Guarantee	14 calendar days
CLP	14 calendar days
PLP	14 calendar days

84 Monitoring FSA Approvals (7 CFR 762.130)

A Authorized Agency Official Responsibilities

The authorized agency official is responsible for:

- processing applications within the allotted timeframes
- maintaining a tracking system to ensure that all loans are processed within the 14 or 30 day timeframe
- entering a reason code and, if necessary, an explanation in GLS when a decision has not *--been made within 45 calendar days of receiving a complete application according to Part 5.--*

Note: GLS is the official loan application date record.

B DD Responsibilities

DD is responsible for:

- overseeing the approval process
- monitoring unprocessed applications.

DD shall take all steps necessary to ensure that applications are processed as quickly as possible. Some steps DD can take include the following:

- prioritizing workloads
- providing additional training
- providing clerical help
- temporarily shifting staff assignments.

84 Monitoring FSA Approvals (7 CFR 762.130) (Continued)**C Designated Review Official Responsibilities**

Officials designated by SED to review rejected SDA applications shall:

- in each office of their jurisdiction review at least 50 percent of the rejected loan applications from SDA applicants who were rejected in each quarter
- if any improper rejections are found, review all rejected SDA loan applications in the approval official's coverage area
- notify SED of any problems detected
- *--with the FLC's advice, take action on the incorrectly rejected loan applications to--*
correct any errors
- recommend appropriate personnel actions, such as training or revocation of loan approval authority, for the approval official responsible for rejections that appear to reflect a pattern or practice of discrimination against SDA applicants
- review the reasons and explanations why decisions have not been made on complete loan applications in a timely manner.

84 Monitoring FSA Approvals (7 CFR 762.130) (Continued)

D FLC Responsibilities

FLC’s shall:

- monitor loan application processing timeframes, GLS data entry, and performance goal accomplishments using GLS reports, as follows

Step	Action
* * *	
1	Log into GLS and CLICK: <ul style="list-style-type: none"> • “Reports” • “FSA Reports” • “Application Reports” • “GLS2208 Report - Guaranteed Loan Average Processing Times”.
2	In the Search Criteria section, on the Process Date box drop-down menu, select “Applications Received” and input the date range for the query. <p>Note: Drill down capability is available by County or Servicing Office. To drill down by:</p> <ul style="list-style-type: none"> • County Office, in the: <ul style="list-style-type: none"> • Sort Options section, on the Major Sort box drop-down menu, select “Geographic State” • Report Options section, in the Report Format, select “Details” • Servicing Office, in the: <ul style="list-style-type: none"> • Sort Options section, on the Major Sort box drop-down menu, select “Servicing State” • Report Options section, in the Report Format, select “Details”.

- provide technical advice and direction for corrective actions on incorrect rejection of applications.

84 Monitoring FSA Approvals (7 CFR 762.130) (Continued)**E SED Responsibilities**

SED's shall:

- be accountable for SDA loan application processing in the State, including ensuring that designated review officials conduct reviews and take corrective action on a timely basis
- emphasize the importance of timely loan application processing for all applicants
- ensure that loan application processing data is monitored through the Executive Information System, FOCUS, or other systems so that applications are being processed timely and equitably in the State
- manage staff resources appropriately to minimize loan application processing delays
- when necessary, initiate or monitor appropriate personnel actions resulting from incorrect rejection of applications to see if a pattern or practice is shown
- review the reports on loan application processing problems submitted by the designated review officials and Farm Loan Chief
- review reports on both SDA and non-SDA average loan application processing timeframes
- submit, by October 31 of each year, a copy of summary report of affected cases, findings, *--corrective action, and results through SDMS.

Notes: See 1-AS, Exhibit 8 for guidance using SDMS.

ENTER "SDA Loan Review Summary" as the directive's title.--*

85-94 (Reserved)

Part 7 Loan Application Completeness Review (7 CFR 762.110)

95 Initial Review

A Adding Applications to GLS

New applications will be entered into GLS as they are received.

B Application Completeness Review

Each application shall be reviewed within 5 calendar days of receipt to determine whether the application is complete. Use Part 5 or FSA-2291 to determine whether an application is complete.

Use the following letter to notify the lender, with a copy to the applicant, when an application is complete.

Date: _____
Dear _____:
This letter is to certify that your application on behalf of (insert name of borrower/applicant) for Farm Service Agency loan guarantee assistance was received complete on (insert date all information necessary to complete application was received). Your request will be processed as quickly as possible.
If changes occur in you applicant's operation or financial situation before final action is taken, or if we need clarification of items on the application, we may ask you to provide additional information.
If you have any questions about the application, please contact this office.
Sincerely,
_____ (Title)

95 Initial Review (Continued)**C Obvious Eligibility Issues**

Each application shall be reviewed to determine whether there are any obvious reasons the loan cannot be guaranteed, such as an ineligible applicant or loan purpose. If it is clear that the loan cannot be guaranteed, the request should be rejected at that time.

D Requesting Environmental Information From Other Organizations

Some applications will require additional information from other USDA agencies or organizations to fulfill environmental or other special law requirements. To determine whether information is required from other organizations or Federal or State agencies, the authorized agency official should review applications for the type of loan, loan purposes, and the type of security.

Typically, loan applications that involve HEL, wetlands, historical, or archaeological issues or major construction require information from other organizations. In these cases, the authorized agency official must notify the lender about the additional information required and request the needed information from the organization or agency. A copy of the request should be maintained in the loan file.

The need for this information will indicate an incomplete application and will stop the loan processing timeframes, including PLP automatic approval. See subparagraph 97 A for more information about complete application timeframes when additional environmental information is needed.

The application will be considered complete once FSA has received all necessary information to conduct the environmental review. A guaranteed loan application cannot be approved before the appropriate environmental review is completed and approved. In the case of a PLP lender, if an approval/rejection decision is not made within 14 calendar days of a complete application, FSA will consider feasibility requirements met and will conduct no further financial analysis after that point. However, the application will not be approved, funds will not be obligated, and the conditional commitment will not be issued until after the appropriate environmental review is completed and approved.

--This environmental review, conducted by FSA (using FSA-850 or an environmental assessment), focuses on the proposed use of loan funds and the environmental compliance of the action being supported by FSA funds. This is unrelated to the lender's own environmental due diligence (FSA-851 or other similar forms) which focuses on the suitability of loan security. See subparagraph 208 C for information about the lender's environmental due diligence requirements.--

96 Complete Application (7 CFR 762.130)**A When Application Is Complete**

[7 CFR 762.130(a)(3)] For purposes of determining application processing timeframes, an application will not be considered complete until all information required to make an approval decision, including the information for an environmental review, is received by the Agency.

FSA can conduct its environmental review in most cases without additional information from the lender. However, occasionally additional information is needed, and until this information is received, the application is not complete, and the timeframes do not start. Situations needing additional information often involve wetland determinations, potential historical or archaeological sites, or construction of major confinement livestock facilities. The review is FSA's responsibility to conduct. However, the information to complete this review is part of a complete application.

--This environmental review, conducted by FSA (using FSA-850 or an environmental assessment), focuses on the proposed use of loan funds and the environmental compliance of the action being supported by FSA funds. This is unrelated to the lender's own environmental due diligence (FSA-851 or other similar forms) which focuses on the suitability of loan security. See subparagraph 208 C for information about the lender's environmental due diligence requirements.--

B Documenting Completeness

The date the application is complete:

- will be documented on the Application for Guarantee and entered into GLS
- sets the start date for the 14- or 30-calendar-day period within which applications must be approved or rejected by FSA. The automatic approval for PLP applications is initiated 14 calendar days after an application is complete.

96 Complete Application (7 CFR 762.130) (Continued)

C Lender Notification

[7 CFR 762.130(a)(4)] The Agency will confirm the date an application is received with a written notification to the lender.

The authorized agency official should evaluate the complete application according to subparagraph D. If an approval or rejection decision cannot be made within 5 calendar days, the authorized agency official must notify the lender, in writing with a copy to the applicant, that the application is complete and the date on which that occurred. This requirement applies to all 3 types of lenders.

Note: If a PLP lender is not notified in writing, upon receipt of the application, of any additional information needed, the 14-calendar-day timeframe for automatic approval will begin on the day the application is received.

A guaranteed loan application cannot be approved before the appropriate environmental review is completed and approved. In the case of a PLP lender, if an approval/rejection decision is not made within 14 days of a complete application, FSA will consider feasibility requirements met and will conduct no further financial analysis after that point. However, the application will not be approved, funds will not be obligated, and the conditional commitment will not be issued until after the appropriate environmental review is completed and approved.

--This environmental review, conducted by FSA (using FSA-850 or an environmental assessment), focuses on the proposed use of loan funds and the environmental compliance of the action being supported by FSA funds. This is unrelated to the lender's own environmental due diligence (FSA-851 or other similar forms) which focuses on the suitability of loan security. See subparagraph 208 C for information about the lender's environmental due diligence requirements.--

D Application Evaluation

Complete applications should be evaluated according to Parts 8 and 9. These parts describe in detail the steps to take when evaluating an application. The loan evaluation process does not have to be completed sequentially.

For applicants that do not meet loan requirements, such as cash flow, the authorized agency official should work with the lender and suggest ways to assist the applicant to become eligible. To ensure good service, the authorized agency official shall make a good faith effort to discuss with the lender, in person or by telephone, the application's shortcomings and possible alternatives. These discussions will be documented in the application file.

The decision to accept or reject an application will be made when the application has been completely reviewed and all reasonable options for making the applicant eligible for a guaranteed loan have been considered.

97 Incomplete Application (7 CFR 762.110(h))

A Initial Notification of Lender

If the application is incomplete, the authorized agency official must notify the lender in writing, with a copy to the applicant, within 5 calendar days after receipt of the application. The letter (subparagraph B) must:

- identify the additional information required from the lender
- state that the application cannot be processed until the additional information is received
- *--establish a deadline for the lender to submit the materials 15 calendar days from the date of the letter
- provide the lender the opportunity to establish a new deadline if the missing items are environmental in nature (for more complicated environmental reviews) and cannot be provided within 15 calendar days.--*

Note: In these cases, the agency official should work with the lender to determine an appropriate deadline to establish the deadline in writing with the lender.

Additional information should not be requested if it is clear that the application will be rejected for obvious eligibility issues.

B Example of First Notification Letter

The following is an example of a first notification letter.

*--

<p>Dear _____:</p> <p>Your application on behalf of (insert name of borrower/applicant) for Farm Service Agency loan guarantee assistance was received on (insert date Application for Guarantee was received). However, certain details are missing from the application. We must receive the following information before we can continue processing the request:</p> <p>(Insert list of items necessary to complete application.)</p> <p>Please provide these items (or request an extension) by (insert date 15 calendar days after date of letter). If you have any questions about the application, please contact this office.</p> <p>Sincerely,</p> <hr/> <p>(Title)</p>

Note: The phrase in bold in the last paragraph is optional and should only be used if environmental items are needed that will take longer than 15 days to obtain. If--* no additional environmental information is needed, the language in bold should be removed before sending the letter.

97 **Incomplete Application (7 CFR 762.110(h)) (Continued)**

C Second Notification

If the lender does not respond or does not supply all of the information requested within the *--15-calendar-day period specified in the initial notification, or other timeframe specified in writing, the authorized agency official shall immediately send another letter (subparagraph D), with a copy to the applicant. The second notification shall address the same items specified in the initial letter, except that the deadline for submitting additional information will be 15 calendar days from the date of the letter.

The second notification letter must also state that if the lender does not contact the authorized agency official or submit the additional materials within the 15-calendar-day--* period, the application will be considered withdrawn. If necessary, the lender may receive an extension to submit the additional materials. If an extension is granted, a new deadline will be established and communicated to the lender in writing. The extension letter should restate that the application will be considered withdrawn if the lender does not contact the authorized agency official or submit the additional materials by the extension deadline.

97 Incomplete Application (7 CFR 762.110(h)) (Continued)

D Example of Second Notification Letter

The following is an example of a second notification letter.

*--

Date: _____

Dear _____:

Your application on behalf of (insert name of borrower/applicant) for Farm Service Agency loan guarantee assistance is still incomplete. We must receive the following information before we can finish processing this request:

(Insert list of items necessary to complete application.)

If you do not submit this information or contact this office by (insert date 15 calendar days from date of letter), your application will be withdrawn without further notice.

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law is the Federal Trade Commission, Equal Credit Opportunity, Washington, D.C. 20580.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720- 2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Sincerely,

(Title)

--*

--97 Incomplete Application (7 CFR 762.110(h)) (Continued)--

E Automatic Withdrawal of Application

If the lender does not provide the information needed to complete its application by the deadline established in an Agency request for the information, the application will be considered withdrawn by the lender.

The authorized Agency official shall provide the lender with written notification that the application is withdrawn.

--97 Incomplete Application (7 CFR 762.110(he)) (Continued)--

F Example of Application Withdrawn Letter

The following is an example of an application withdrawn letter.

*--

Date: _____
Dear _____:
<p>Your application on behalf of <i>(insert name of borrower/applicant)</i> for Farm Service Agency loan guarantee assistance was withdrawn effective <i>(insert date application was withdrawn)</i>. You failed to provide the additional information we requested in our second notification letter dated <i>(insert date of second notification letter)</i>.</p> <p>If you have any questions, please contact <i>(insert office name)</i> at <i>(insert office address)</i> or telephone <i>(insert office telephone number)</i>.</p> <p><i>The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law is the Federal Trade Commission, Equal Credit Opportunity, Washington, D.C. 20580.</i></p> <p><i>In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.</i></p> <p><i>Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720- 2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.</i></p> <p><i>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</i></p>
Sincerely,
_____ (Title)

*--

98-107 (Reserved)

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Part 8 Loan Evaluation

Section 1 Applicant Eligibility (7 CFR 762.120)

108 General Eligibility Requirements for OL and FO (7 CFR 762.120)

A Summary of Eligibility Requirements

* * *

B Clarification of Applicant

Due to sharing of resources, it is not always obvious if an applicant is a sole proprietor or part of a joint operation. MN Exhibit 7, “Eligibility Determinations Regarding Status as Individuals Vs. Joint operations” identifies some characteristics to consider when determining if an applicant is a sole proprietor or part of a joint operation.

MN Exhibit 8, “Shared Facility Livestock Loans” discusses financing applicants with comingled livestock in the same facility for Beginning Farmers. An example shared facility livestock agreement is attached with this exhibit.

Part 8 Loan Evaluation

Section 1 Applicant Eligibility (7 CFR 762.120)

108 General Eligibility Requirements for OL, FO, and CL (7 CFR 762.120)

A Summary of Eligibility Requirements

An applicant, including members of an entity applicant, must meet the following eligibility criteria to obtain a guaranteed loan. An eligible applicant is an applicant that:

- meets all requirements about prior debt forgiveness
- is not delinquent on any Federal debt
- ***--Note:** The authorized agency official shall check DNP to verify that the applicant is not delinquent on any Federal debt. See 1-FLP, paragraph 53, and 1-FLP, Exhibit 15.6, for more information on DNP.--*
- does not have any outstanding recorded judgments obtained by the United States in a Federal court
- is a citizen of the United States, a U.S. non-citizen national, or a qualified alien under applicable Federal immigrations laws
- has the legal capacity to incur the obligations of the loan
- has an acceptable credit history
- is unable to obtain sufficient credit elsewhere without a guarantee

Note: This does **not** apply to CL.

- has not been convicted of planting, cultivating, growing, producing, harvesting, storing, trafficking, or possessing a controlled substance within the last 5 crop years

Note: If an applicant is convicted of one of the offenses above, they may be ineligible during the crop year of the conviction and the next 4 succeeding crop years. Therefore, at the time of the application, if the applicant's conviction was within the past 5 years, they could be considered ineligible.

- is not ineligible because of disqualification resulting from a Federal Crop Insurance violation.

The authorized agency official will document in the FSA running record that the applicant meets all eligibility requirements.

108 General Eligibility Requirements for OL, FO, and CL (7 CFR 762.120) (Continued)**B Clarification of Applicant**

In the case of an entity, the applicant includes all the members of the entity who will execute the promissory note.

C No Agency Loss

The applicant, and anyone who will execute the promissory note, has not caused the Agency a loss by receiving debt forgiveness on all or a portion of any direct or guaranteed loan made under the authority of the “ACT” by debt write-down or write-off; compromise, adjustment, reduction, or charge-off under the provisions of section 331 of the “ACT”; discharge in bankruptcy; or through payment of a guaranteed loss claim on: more than three occasions on or prior to April 4, 1996; or any occasion after April 4, 1996, except as noted below.

The applicant may receive a guaranteed OL to pay annual farm operating and family living expenses, provided the applicant meets all other requirements for the loan, if the applicant and anyone who will execute the promissory note:

- **received a write-down under section 353 of the “ACT”**
- **is current on payments under a confirmed reorganization plan under Chapter 11, 12, or 13 of Title 11 of the United States Code; or**
- **received debt forgiveness on not more than one occasion after April 4, 1996, resulting directly and primarily from a Presidentially-designated emergency for a county or contiguous county in which the applicant operates. Only applicants who were current on all existing direct and guaranteed FSA loans prior to the beginning date of the incidence period for a Presidentially-designated emergency and received debt forgiveness on that debt within three years after the designation of such emergency meet this exception.**

108 General Eligibility Requirements for OL, FO, and CL (7 CFR 762.120) (Continued)

C No Agency Loss (Continued)

Notes: An “ACT” loan is any of the following, whether direct or guaranteed, made by FSA or its predecessor agency, FmHA:

- CL
- EE
- EL
- EM
- EO
- FO
- OL
- RHF
- RL
- SW.

Debt forgiveness does **not** include any writedown provided as part of a resolution of a discrimination complaint.

A borrower who has successfully completed a bankruptcy reorganization plan will be considered to be current on the plan.

All debt forgiveness actions that are part of 1 transaction and occur on or about the same date are normally considered 1 occasion of debt forgiveness, regardless of the number of loans involved. Since debt forgiveness on direct loans and guaranteed loans are always considered separate transactions, concurrent forgiveness on direct and guaranteed loans are separate occasions. A single loan may have debt forgiveness on more than 1 occasion, when, for example, a borrower received a writedown and the loan was later liquidated at a loss.

The authorized agency official shall verify previous loss to the Government, or debt forgiveness, for each applicant and all individuals who will sign the promissory note. Both DLS, for direct loans, and GLS, for guaranteed loans, will be used to verify prior debt forgiveness.

Note: The applicant may be considered eligible if the loss to the Agency is paid in full at loan closing.

108 General Eligibility Requirements for OL, FO, and CL (7 CFR 762.120) (Continued)**D Delinquency on Federal Debt**

The applicant, and anyone who will execute the promissory note, is not delinquent on any Federal debt, other than a debt under the Internal Revenue Code of 1986. Any debt under the Internal Revenue Code of 1986 may be considered by the lender in determining cash flow and credit worthiness.

Federal debt not paid within 90 calendar days of the due date is considered delinquent.

The applicant may be considered eligible if the delinquency will be remedied by the date of loan closing. Unless otherwise prohibited, applicants may use loan funds to cure delinquencies. Federal debt includes, but is not limited to, student loans, CCC loans, FSA direct loans, VA loans, and SBA loans. FSA-guaranteed loans are not Federal debts.

Loans that are made, using the following, become a delinquent Federal debt upon the payment of a final loss claim:

- FSA-1980-25 or FSA-1980-28 with the July 20, 2001, or later revision date
- Application for Guarantee or Preferred Lender Application.

--The authorized agency official shall verify, through DNP, that the applicant and all individuals who will sign the promissory note are not delinquent on Federal debt. DNP screen prints will be placed in the case file to document the basis for eligibility. See 1-FLP, paragraph 53, and 1-FLP, Exhibit 15.6, for more information related to the use of DNP.--

E Outstanding Recorded Judgments

The applicant, and anyone who will execute the promissory note, has no outstanding unpaid judgments obtained by the United States in any court. Such judgments do not include those filed as a result of action in the United States Tax Courts.

Applicants must provide evidence that all Federal judgments have been released or paid in full to be eligible for guaranteed loans. Loan funds will not be used to pay Federal judgments. Questions by FSA employees about outstanding judgments should be directed to OGC.

108 General Eligibility Requirements for OL, FO, and CL (7 CFR 762.120) (Continued)**F United States Citizenship**

The applicant must be a citizen of the United States, a United States non-citizen national, or a qualified alien under applicable Federal immigration laws. For an entity applicant, the majority interest of the entity must be held by members who are United States citizens, United States non-citizen nationals, or qualified aliens under applicable Federal immigration laws.

United States non-citizen nationals and qualified aliens must provide the appropriate documentation as to their immigration status as required by the United States Department of Homeland Security, Bureau of Citizenship and Immigration Services.

*--See Exhibit 7 and 8 for:

- a definition of U.S. non-citizen national and qualified alien
- guidance on documentary evidence of U.S. non-citizen national citizenship and qualified alien status.--*

G Legal Capacity to Incur Loan

The applicant and all borrowers on the loan must possess the legal capacity to incur the obligations of the loan.

The applicant must be of legal age, mental capacity, and authority to enter into a legally binding agreement with the lender. An entity applicant and the entity members must be able to enter into such a contract.

H Past Dealings

The applicant, in past dealings with the Agency, must not have provided the Agency with false or misleading documents or statements.

--108 General Eligibility Requirements for OL, FO, and CL (7 CFR 762.120) (Continued)--**I Credit History**

The individual or entity applicant and all entity members must have acceptable credit history demonstrated by debt repayment. A history of failures to repay past debts as they came due when the ability to repay was within their control will demonstrate unacceptable credit history. Unacceptable credit history will not include either of the following:

- **isolated instances of late payments which do not represent a pattern and were clearly beyond their control**
- **lack of credit history.**

J Test for Credit

***--Except for CL guarantees, the applicant is unable to obtain sufficient credit--* elsewhere without a guarantee to finance actual needs at reasonable rates and terms. The potential for sale of any significant nonessential assets will be considered when evaluating the availability of other credit. Ownership interests in property and income received by an individual or entity applicant, or any entity members as individuals also will be considered when evaluating the availability of other credit to the applicant.**

The applicant's inability to obtain credit will be demonstrated when the lender certifies that they would not make the loan without a guarantee. The lender certifies this by signing the application form.

If the applicant has significant assets that are not essential to the farm operation, and the sale of those assets would remove the need for a guarantee, the applicant does **not** meet the test for credit requirement.

Assets and income of the entity members will also be considered when evaluating the availability of other credit to the entity applicant.

The authorized agency official shall:

- review the financial information supplied by the lender along with graduation
- document that the loan requested does **not** meet the lender's loan requirements without a guarantee.

108 General Eligibility Requirements for OL, FO, and CL (7 CFR 762.120) (Continued)

K Controlled Substances

[7 CFR 762.120(n)] The applicant and anyone who will sign the promissory note must not be ineligible for loans as a result of a conviction for controlled substances according to 7 CFR 718 of this chapter.

Notwithstanding any other provision of law, any person convicted under Federal or State law of planting, cultivating, growing, producing, harvesting, or storing a controlled substance in any crop year shall be ineligible for any payment made under any Act, with respect to any commodity produced during the crop year of conviction and the 4 succeeding crop years, by such person. Therefore, at the time of the application, if the applicant's conviction was within the past 5 years, they could be considered ineligible.

At the discretion of the court, applicants convicted of any Federal or State offense for distribution (trafficking) or possession of a controlled substance shall be ineligible for any or all program benefits.

Note: Consult with the Regional OGC Attorney before initiating any actions on cases involving controlled substance violations.

--The Application for Guarantee requires applicants to certify that they are not ineligible-- for Federal benefits based on a conviction of any Federal or State controlled substance offense. Self-certifications on Application for Guarantee and Preferred Lender Application will be the only documentation required involving convictions of controlled substances.

108 General Eligibility Requirements for OL, FO, and CL (7 CFR 762.120) (Continued)***--L Federal Crop Insurance Violations**

[7 CFR 762.120(o)] The applicant, and all entity members in the case of an entity, must not be ineligible due to disqualification resulting from a Federal Crop Insurance violation, according to 7 CFR part 718.

Federal Crop Insurance Act, Section 515(h), provides that a person who willfully and intentionally provides any false or inaccurate information to FCIC or to an approved insurance provider with respect to a policy or plan of FCIC insurance after notice and an opportunity for a hearing on the record, will be subject to 1 or more sanctions that may change the applicant's eligibility for all Federal assistance.

Applicant's will certify on the Application for Guarantee that they are not ineligible due to disqualification resulting from a Federal Crop Insurance violation. Additionally, RMA will notify the National Office of individuals and entities that have been disqualified as a result of crop insurance violations. The National Office will notify the State Office. State Offices will notify the appropriate County Office. Unless offices are notified of a violation, there will be no other documentation required involving Federal Crop Insurance violations.--*

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108 General Eligibility Requirements for OL, FO and CL (7 CFR 762.120) (Continued)**L Operator Requirement**

For sole proprietorships involving spouses, unless the operation management is changing, the loan applicant and signatures should match existing Farm Program records.

If just one spouse is reflected as the operator with Farm Programs, then that same person should complete and sign the loan application as an “Individual”.

For an “Individual” application, if a non-applicant-spouse’s income is being relied on by the lender for repayment, the lender will normally identify this spouse as a “co-signer” or “guarantor” in their-narrative and that spouse will then execute the promissory note a “co-signer”, or execute a separate guarantee document as a guarantor. Either method is acceptable to FSA. *--If the spouse is to sign the promissory note as a co-signer, the spouse should complete and sign the “Co-Applicant/Entity Member/Co-Signor Information” section of the application form.--* Remember some other eligibility requirements do not apply to co-signers (Paragraphs 108-F, United State Citizenship, 108-H Past Dealings, 108-I Credit History, 108-J Test for Credit).

Regardless of Farm Programs signup, when both spouses are involved in the operation and both are applying for the loan, they should be considered a “Joint Operation” in Part A on the application form. *--Then, the first spouse completes and signs the “Individual Applicant Information” section and the other completes and signs the “Co-Applicant/Entity Member/Co-Signor Information” section.--*

As a reminder, even if one spouse is not a co-applicant, both spouses commonly still need to sign security documents; however, it is the lender’s responsibility to determine what signatures are required to perfect security interests.

108 General Eligibility Requirements for OL, FO, and CL (7 CFR 762.120) (Continued)

--M Operator Requirement--

A loan application should be submitted in the name of the actual operator of the farm. This should be consistent with any representations previously made by the applicant for farm program benefits.

If inconsistencies in the structure of the farming operation are identified, the application will be considered incomplete and the lender will be informed according to paragraph 97. The inconsistencies must be resolved before the application being considered complete.

109 Specific Requirements for OL’s (7 CFR 762.120(i))

A Operator Requirement

For Operating Loans, the individual or entity applicant must be an operator of not larger than a family farm after the loan is closed.

When determining whether or not the farm meets the family farm definition, the authorized agency official shall:

- analyze all the factors that make up the regulatory definition of family farm and the items discussed in the following table
- look at all aspects and the circumstances of the farm operations.

Note: Consider and analyze these factors and how they relate to each another.

Application of judgment, combined with documentation of all the factors for the decision, should provide reasonable determinations of an applicant’s qualifications as a family farm.

Item	Factor	Consideration
1	Recognized in the community as a farm	Consider how the applicant’s farm operation compares to similar farm operations in the community. In most areas of the country and in most farming enterprises, the family will provide most of the day-to-day labor on a family farm. An exception may be made for enterprises that produce high-value, labor-intensive crops, such as fruit or vegetables.
2	Management and control of the farm business	All of the day-to-day management and operational decisions should be made by members of the farm family. The use of consultants, advisors, and similar experts is certainly acceptable provided someone in the farm family is the decision maker.
3	Amount of labor	A substantial amount of the full-time labor required must be contributed by family or entity members to the operation. The use of seasonally hired labor should not be precluded. The borrower may not necessarily perform a majority of the labor, but the amount of labor provided by the borrower is significant. One distinguishing characteristic of a family farm is that the family members provide both physical labor and management for the farm. Consider the labor requirements that are necessary for the production of specific high-value, labor-intensive crops.

109 Specific Requirements for OL's (7 CFR 762.120(i)) (Continued)

A Operator Requirement (Continued)

Item	Factor	Consideration
4	Credit Needs	Congress established FSA's loan limits to assist family sized operations. The loan limits generally ensure that loans are made to family farm operations. It is also important that every effort be made to ensure that loans are made only when it is certain that other credit is not available. Loan participation arrangements are acceptable when FSA farm loans cannot meet the total needs; but, if maximum FSA farm loans are a small portion of the total credit requirements, this may be another indicator of a larger than family-size farm when considered with other factors, or that credit is available from another source.

B Entity Borrower Requirements

In the case of an entity borrower:

- the entity must be authorized to operate, and own if the entity is also an owner, a farm in the state or states in which the farm is located
- either of the following:
 - if the entity members holding a majority interest are related by marriage or blood, at least one member of the entity also must operate the family farm
 - if the entity members holding a majority interest are not related by marriage or blood, the entity members holding at least 50 percent interest must also--* operate the family farm.

Note: The entity can be the operator for organizational or tax purposes in either case.

110 Specific Requirements for FO's (7 CFR 762.120(j))

A Owner and Operator Requirement

[7 CFR 762.120(j)(1)] The individual must be the operator of not larger than a family farm and the owner of a farm after the loan is closed. Ownership of the family farm operation or the farm real estate may be held either directly in the individual's name or indirectly through interest in a legal entity.

The applicant must own the farm to obtain FO. The factors in subparagraph 109 A will be considered when determining whether or not the farm meets the family farm definition. Farmers also may lease farm land in addition to the land they own. Farmers are expected to be the primary operator of the farm(s) they own to meet the owner operator requirements for a FO; however, certain exceptions may be made when it is impractical to operate selected tracts.

In the case of an FO loan for construction, a tenant with a long term lease who meets the requirements of 7 CFR 762.122 and subparagraph 123 B will be considered to meet the owner and operator requirements. State Offices with questions about owner and operator requirements will contact the National Office for guidance as needed.

B Entity Requirements

[7 CFR 762.120(j)(2)] In the case of an entity borrower:

An ownership entity must be authorized to own a farm in the state or states in which the farm is located. An operating entity must be authorized to operate a farm in the state or states in which the farm is located; and

- either of the following:
 - **if the entity members holding a majority interest are related by marriage or blood, at least one member of the entity must operate the family farm and at least one member of the entity or the entity must own the farm**
 - **if the entity members holding a majority interest are not related by marriage *--or blood, the entity members holding at least 50 percent interest must operate the family farm and the entity members holding at least 50 percent interest--* or the entity must own the farm.**

[7 CFR 762.120(j)(3)] If the entity is an operator-only entity, the individuals that own the farm (real estate) must own at least 50 percent of the family farm (operating entity).

[7 CFR 762.120(j)(4)] All ownership may be held either directly in the individual's name or indirectly through interest in a legal entity.

110 Specific Requirements for FO’s (7 CFR 762.120(j)) (Continued)

B Entity Requirements (Continued)

To determine if an operator-only entity meets the 50 percent rule, the following steps can be used.

Step	Action
1	Identify all individuals with an ownership interest in any farm real estate operated by the family farm.
2	Identify the individuals with an ownership interest in the family farm operating entity and their percent interest.
3	Select the individual family farm owners who are also owners of the real estate.
4	The total interests from step 3 must be at least 50 percent.

Example: Jones Farm Inc. applied for FO. The corporation is owned by Bob and Jeff Jones. Jones Farm Inc. operation includes a farm that is owned by Jones Farms, LLC, with Bob and Betty Jones, each having a 50 percent ownership interest in LLC.

Individuals owning farmland	Jones Farm Inc.
Bob Jones	Bob Jones (50 percent)
Betty Jones	Jeff Jones (50 percent).

Jones Farm Inc. would meet the ownership rule because farmland owner (Bob Jones) owns 50 percent of the family farm (Jones Farm Inc.).

C Life Estates

FO’s may be guaranteed under some circumstances when life estates are involved.

A guaranteed FO can be made to:

- both the life estate holder and the remainderman, if:
 - both have a legal right to occupy and operate the farm
 - both are eligible for the loan independently
 - both parties sign the note and lien instrument
- just the remainderman, if:
 - the remainderman has a legal right to occupy and operate the farm
 - the lien instrument is signed by the remainderman, life estate holder, and any other party having any interest in the security
- just the life estate holder, if:
 - there is no restriction placed on a life estate holder who occupies and operates a farm
 - the lien instrument is signed by the life estate holder, remainderman, and any other party having any interest in the security.

111 Eligibility Requirements for OL and FO Entity Applicants (7 CFR 762.120(k))**A Individual Ownership Interest Requirement**

Each entity member's ownership interest may not exceed the family farm definition limits.

B Entity Ownership of Large Farms

The collective ownership interest of all entity members may exceed the family farm definition limits only if the following conditions are met:

- **all of the entity members are related by blood or marriage**
- **all of the members are or will be operators of the entity**
- **the majority interest holders of the entity must meet the requirements of paragraphs 108 F, H, I, and 109 and 110 of this section.**

The majority interest holders of the entity must meet the following requirements:

- the entity member is a citizen of the United States, United States non-citizen national, or qualified alien
- the entity member, in past dealings with FSA, must not have provided FSA with false or misleading documents or statements
- the entity member has an acceptable credit history
- the entity members meet the requirements of paragraph 109 or 110.

C Domestic Farmer

The entity must be controlled by farmers engaged primarily and directly in farming in the United States after the loan is made.

111 Eligibility Requirements for OL and FO Entity Applicants (7 CFR 762.120(k))

***--D Embedded Entities**

[7 CFR 762.120(k)(4)] If the applicant has one or more embedded entities, at least 75 percent of the individual ownership interests of each embedded entity must be owned by members actively involved in managing or operating the family farm.

Each embedded entity must separately meet the 75 percent test. When determining whether the individual owner is actively involved in managing or operating the family farm, consider whether the individual has a daily or weekly role in the farming operation rather than simply acting as an absentee investor. Also consider the total time the individual participates in the operation, either labor or management, and their time in comparison to others. To be considered actively involved, the entity member must provide some amount of the management, or labor and management such that if the individual did not provide these inputs, operation of the farm would be seriously impaired.

To determine if an embedded entity meets the 75 percent rule, the following steps can be used.

Step	Action
1	Identify the embedded entities.
2	Identify the individual ownership interests of each embedded entity.
3	For each individual with ownership interest in the embedded entity, determine whether they are actively involved in managing or operating the family farm.
4	For each embedded entity, individuals representing 75 percent of ownership of each embedded entity must meet the test in step 3.

See Exhibit 9 for examples of embedded entity scenarios.--*

E NPO's

NPO's are typically not eligible to receive FSA guaranteed loan assistance. Eligible entities must be comprised of members who have an individual ownership interest in the entity and will assume personal liability on the promissory note, as required by subparagraph 247 A.

112 Specific Requirements for CL's (7 CFR 762.120)**A Applicant Requirements**

CL applicants do **not** have to meet the following:

- “family farm” definition
- test for credit requirement.

Note: Because of this, some CL applicants will be very strong financially, with high debt service capacities and significantly more than adequate equity to secure the loan request. See paragraph 70.5.

B Eligibility Criteria

[7 CFR 762.120(l)] Entity applicants for CL guarantees must meet the following eligibility criteria:

- **the majority interest holders of the entity must meet the requirements of subparagraphs 108 F, H, and I of this section**
- **the entity must be controlled by farmers engaged primarily and directly in farming in the United States after the loan is made**
- ***--if the applicant has one or more embedded entities, at least 75 percent of the individual ownership interests of each embedded entity must be owned by members actively involved in managing or operating the family farm--***
- **the entity must be authorized to operate a farm in the State or States in which the farm is located.**

[7 CFR 762.120(m)] Individual applicants for CL guarantees must be farmers in the United States.

113-121 (Reserved)

Section 2 Loan Purposes and Limitations

122 OL Purposes (7 CFR 762.121(a))

A General OL Purposes

The authorized agency official shall review loan applications to ensure that OL funds are used for authorized purposes.

B Term OL Purposes

[7 CFR 762.121(a)] Loan funds disbursed under an OL guarantee may only be used for the following purposes:

- **payment of costs associated with reorganizing a farm to improve its profitability**
- **purchase of livestock, including poultry, and farm equipment or fixtures, quotas and bases, and cooperative stock for credit, production, processing or marketing purposes**

***--Notes:** Acquiring farm assets by purchasing ownership interest in an entity is considered to be the same as purchasing the assets themselves. The following uses are authorized:

- individual(s) purchasing ownership interest in an existing operating entity to become the new owner(s)
- existing member(s) purchasing the shares of a withdrawing member(s).

When considering these requests:

- in all cases, the entity must be the applicant and operator of the farm
- all entity members must sign the promissory note providing individual liability for the debt (unless waived according to subparagraph 247 A)
- the assets purchased must be an authorized OL purpose
- the loan amount must be consistent with the interests purchased.

State Offices shall contact the National Office for guidance, if needed.--*

- **payment of annual farm operating expenses, examples of which include feed, seed, fertilizer, pesticides, farm supplies, repairs and improvements which are to be expensed, cash rent and family subsistence**
- **payment of scheduled principal and interest payments on term debt provided the debt is for authorized FO or OL purposes**
- **other farm needs**

122 OL Purposes (7 CFR 762.121(a)) (Continued)

B Term OL Purposes (Continued)

- **payment of costs associated with land and water development for conservation or use purposes**
- **refinancing indebtedness incurred for any authorized OL purpose, when the lender and applicant can demonstrate the need to refinance**
- **payment of loan closing costs**
- **payment of costs associated with complying with Federal or State-approved standards under the Occupational Safety and Health Act of 1970 (29 U.S.C. § 655 and 667); this purpose is limited to applicants who demonstrate that compliance *--or non-compliance with the standards will cause them substantial economic--* injury**
- **payment of training costs required or recommended by the Agency.**

C Real Estate Improvements

Term OL funds may be used for limited real estate improvements, so long as the loan can be repaid within 7 years. These improvements can take the form of fixtures to existing farm buildings or new building construction. Improvements financed over periods longer than 7 years are assumed to be for real estate rather than operating purposes and will not be financed with OL funds.

D Processing or Marketing Purposes

Allowable marketing costs include the purchase of quotas and expenses related to the sale of farm products produced by the applicant. FSA funds cannot be used to finance the resale of agricultural commodities produced by other farm entities.

OL funds can also be used to finance the initial processing of agricultural commodities produced by the applicant's farm.

Examples: Examples of allowable processing activities include canning tomatoes and packaging maple syrup.

Generally, for the financing of a marketing activity to be eligible, the activity must be a natural extension of the farming operation. In determining allowable enterprises, authorized agency officials should:

- compare the relative size of revenues and expenses for the farm and nonfarm operations
- consider the portion of goods marketed or processed that the farm raises versus the portion obtained from other entities. If the applicant produces more than 50 percent of the commodity being processed, the enterprise may be allowable.

122 OL Purposes (7 CFR 762.121(a)) (Continued)

E Refinancing

OL notes may be used to refinance existing debts when the refinancing activity will benefit the farming entity and the original loans were for approved OL purposes.

When the guaranteed loan is to be used to refinance an unguaranteed debt that the lender has with the applicant, the authorized agency official must evaluate whether the terms of the proposed loan will improve the applicant's cash flow and likelihood of success.

*--When a portion of a guaranteed loan is to be used to refinance a guaranteed debt that the lender has with the applicant, the lender shall ensure that rescheduling the note and alternative repayment schedules have been considered before requesting the new guarantee. Refinancing debt that is already covered by a guarantee uses limited funding resources and causes the borrower to pay a new guarantee fee.

When a guarantee that includes refinancing guaranteed debt is requested, the authorized agency official must evaluate whether restructuring options described in 7 CFR 762.145 (2-FLP, Part 12, Sections 2 and 3) will improve the borrower's cash flow and likelihood of success without refinancing the guaranteed debt. If restructuring results in essentially the same likelihood of success, refinancing of the guaranteed debt will not be considered.

Refinancing guaranteed debt shall not be requested just to consolidate the existing guaranteed debt with a new request.--*

122 OL Purposes (7 CFR 762.121(a)) (Continued)

F LOC Purposes

Loan funds under a line of credit may be advanced only for the following purposes:

- **payment of annual operating expenses, family subsistence, and purchase of feeder animals**

Note: Annual operating expenses include those expenses related to operations with normal production cycles exceeding 12 months, such as some aquaculture and tree crops.

- **payment of current annual operating debts advanced for the current operating cycle; under no circumstances can carry-over operating debts from a previous operating cycle be refinanced**
- **purchase of routine capital assets, such as replacement of livestock, that will be repaid within the operating cycle**

Note: Only routine, annually recurring capital purchases may be included under LOC. These purchases must be scheduled for repayment within the operating cycle.

Example: Operations that normally replace a certain portion of their breeding livestock each year may include these purchases under LOC.

- **payment of scheduled, non-delinquent term debt payments provided the debt is for authorized FO or OL purposes**
- **purchase of cooperative stock for credit, production, processing, or marketing purposes**
- **payment of loan closing costs.**

123 FO Purposes (7 CFR 762.121(b))

A General FO Purposes

The authorized agency official shall review loan applications to ensure that FO funds are used for approved purposes.

B FO Purposes

[7 CFR 762.121(b)] **Guaranteed FO's are authorized only to:**

- **acquire or enlarge a farm**

Examples: Examples include, but are not limited to:

- **providing down payments**
- **purchasing easements for the applicant's portion of land being subdivided**
- ***--participating in the Down Payment Loan program under--*
7 CFR Part 764 of this chapter (3-FLP).**

Notes: Land acquired with FO funds must be intended for production of agricultural commodities, used as the headquarters of the farming operation, used as the primary residence of the farm owner or manager, or used to store, repair, or process farm equipment, commodities, or livestock.

FO funds must only finance purchases by FSA loan applicants; therefore, when FO funds are advanced to acquire or enlarge a farm, all individuals that will own the farm (real estate) being purchased must also be owners of the family farm (operating entity) or their spouses.

Acquiring farm assets by purchasing ownership interest in an entity is considered to be the same as purchasing the assets themselves. The following uses are authorized:

- Individual(s) purchasing ownership interest in an existing operating entity to become the new owner(s).
- Existing member(s) purchasing the shares of a withdrawing member(s).

123 FO Purposes (7 CFR 762.121(b))

A General FO Purposes

--Purchasing real estate is an activity in which many farmers, especially Beginning Farmers, have only limited experience. MN Exhibit 16, Guidance for Real Estate Purchases, provides a list intended to assist farmers in considering possible issues before they make a financial commitment for a real estate purchase.--

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123 FO Purposes (7 CFR 762.121(b)) (Continued)

B FO Purposes (Continued)

When considering these requests:

- *--in all cases, the entity must be the applicant and operator of the farm--*
- all entity members must sign the promissory note providing individual liability for the debt (unless waived as allowed for subparagraph 247 A)
- the assets purchased must be an authorized FO loan purpose.
- the loan amount must be consistent with the interests purchased.

State Offices shall contact the National Office for guidance if needed.

*--Purchases of undivided interests are authorized in limited circumstances when the following criteria can be satisfied:

- all owner(s) (including non-applicants) must pledge their property ownership interest as security
- all owners who are not FSA applicants must have been an existing owner(s) that held interest in the property before the transaction (with the exception of a spouse)
- the property being purchased and pledged as primary security will be operated by the FSA applicant(s).

Note: State Offices shall contact the National Office for case-specific guidance on all applications for purchases of undivided interests.--*

123 FO Purposes (7 CFR 762.121(b)) (Continued)

B FO Purposes (Continued)

- **make capital improvements**

Examples: Examples include, but are not limited to, the construction, purchase, and improvement of farm dwellings, service buildings and facilities that can be made fixtures to the real estate. Capital improvements to leased land may be financed subject to the limitations in § 762.122.

***--Notes:** FO funds can be used to purchase, improve, or build any type of structure related to the farming enterprise, including dwellings recognized in the community as moderate in size, cost, and design. When planning capital improvements, the lender shall ensure that:--*

- all project facilities are designed using accepted architectural and engineering practices and conform to applicable Federal, State, and local codes and requirements
- the project will be completed with available funds and, once completed, will be used for its intended purpose and produce products in the quality and quantity proposed in the application.

[7 CFR 762.122] When FO or CL funds are used for improvements to leased land, the terms of the lease must provide either of the following:

- **reasonable assurance that the applicant will have use of the improvement over its useful life**
 - **compensation for any unexhausted value of the improvement if the lease is terminated.**
- **promote soil and water conservation and protection**
- Examples:** Examples include the correction of hazardous environmental conditions, and the construction or installation of tiles, terraces and waterways.
- **pay closing costs, including but not limited to, purchasing stock in a cooperative, appraisal and survey fees**
 - **refinance indebtedness incurred for authorized FO or OL purposes, provided the lender and applicant demonstrate the need to refinance the debt.**

123 FO Purposes(7 CFR 762.121(b) (Continued)**B FO Purposes (Continued)**

When the guaranteed loan is to be used to refinance an unguaranteed debt that the requesting lender has with the applicant, the authorized agency official must evaluate whether the terms of the proposed loan will improve the applicant's cash flow and likelihood of success.

When a portion of a guaranteed loan is to be used to refinance a guaranteed debt that the lender has with the applicant, the lender shall ensure that rescheduling the note and alternative repayment schedules have been considered before requesting the new guarantee.

Refinancing debt that is already covered by a guarantee uses limited funding resources and *--causes the borrower to pay a new guarantee fee.--*

When a guarantee that includes refinancing guaranteed debt is requested, the authorized agency official must evaluate whether restructuring options described in 7 CFR 762.145 *--(2-FLP, Part 12, Sections 2 and 3) will improve the borrower's cash flow and likelihood of success without refinancing the guaranteed debt. If restructuring results in essentially the same likelihood of success, refinancing of the guaranteed debt will not be considered.--*

Refinancing guaranteed debt shall not be requested just to consolidate the existing guarantee debt with a new request.

123.5 CL Purposes (7 CFR 762.121(c))**A General CL Purposes**

The authorized agency official shall review loan applications to ensure that CL funds are used for authorized purposes.

B CL Purposes

[7 CFR 762.121(c)] Loan funds disbursed under a CL guarantee may be used for any conservation activities included in a conservation plan or Forest Stewardship Management Plan including, but not limited to:

- **the installation of conservation structures to address soil, water and related resources**
- **the establishment of forest cover for sustained yield timber management, erosion control or shelter belt purposes**
- **the installation of water conservation measures**
- **the establishment or improvement of permanent pasture**
- **other purposes including the adoption of any other emerging or existing conservation practices, techniques or technologies**
- **refinancing indebtedness incurred for any authorized CL purpose.**

Note: The lender shall ensure that the project can be completed with available funds.

123.5 CL Purposes (7 CFR 762.121(c)) (Continued)

B CL Purposes (Continued)

***--[7 CFR 762.122(b)] When FO or CL funds are used for improvements to leased land,--* the terms of the lease must provide either of the following:**

- **reasonable assurance that the applicant will have use of the improvement over its useful life**
- **compensation for any unexhausted value of the improvement if the lease is terminated.**

124 Loan Limitations (7 CFR 762.122 and 761.8)

A General Guaranteed Loan Limitations

Applicants are limited in the total amount of money they can borrow through FSA programs and in how they can use the funds they receive. The authorized agency official must review loan applications to ensure that they comply with FSA limitation requirements.

B Specific OL, FO, and CL Limitations

[7 CFR 761.8(c)] The total dollar amount of line of credit advances and income releases cannot exceed the total estimated expenses, less interest expense, as indicated on the borrower's cash flow budget, unless the cash flow budget is revised and continues to reflect a feasible plan.

The amount of loan proceeds that the lender advances plus the amount of income that the lender releases to the borrower normally cannot exceed the borrower's total planned expenses, excluding interest expense. However, additional amounts may be advanced or released if a revised feasible plan, as defined in Exhibit 2, is developed.

***--[7 CFR 762.122(c)] The Agency will not guarantee any loan made with the proceeds--* of any obligation the interest on which is excluded from income under Section 103 of the Internal Revenue Code of 1986, as amended. Funds generated through the issuance of tax-exempt obligations may not be used to purchase the guaranteed portion of any Agency guaranteed loan. An Agency guaranteed loan may not serve as collateral for a tax-exempt bond issue.**

Many States have financing programs for, typically, beginning farmers using Tax Exempt Industrial Revenue Agricultural Bonds ("Aggie Bonds"). Because of their tax-exempt status, FSA cannot guarantee loans funded with Aggie Bonds.

--124 Loan Limitations (7 CFR 762.122 and 761.8) (Continued)--**B Specific OL, FO, and CL Limitations (Continued)**

The Agency will not guarantee any loan to purchase, build, or expand buildings located in a special 100 year floodplain as defined by FEMA flood hazard maps unless flood insurance is available and purchased.

If FEMA floodplain maps have not been completed, this restriction will not apply. However, if the floodplain maps have been completed for the area, but the community has chosen to not make flood insurance available, a guarantee cannot be approved for a loan to construct buildings on the floodplain or purchase farm property if buildings are located on the floodplain. A loan for refinancing or construction of buildings outside the floodplain would not be prohibited.

Loans may not be made for any purpose which contributes to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity. A decision by the Agency to reject an application for this reason may be appealable. An appeal questioning the presence of a wetland, converted wetland, or highly erodible land on a particular property must be filed directly with the USDA agency making the determination in accordance with the agency's appeal procedures.

Loans may not be used to satisfy judgments obtained in the United States District courts. However, Internal Revenue Service judgment liens may be paid with loan funds.

See Part 10 for maximum loan amount limitations.

[7 CFR 762.125(a)(9)] Except for CL, guaranteed loan funds will not be used to establish or support a noneligible enterprise as defined in Exhibit 2, even if the noneligible enterprise contributes to the farm.

The purpose of the CL Program is to provide funding that results in a net benefit to the environment regardless of the type of enterprise, including noneligible enterprises as defined in Exhibit 2.

Note: A portion of the applicant's income may be derived from a noneligible enterprise source and the conservation measure may benefit the noneligible enterprise. However, the applicant must be engaged in production agriculture (an enterprise that would normally be eligible for FSA's FO or OL programs and does not meet FSA's definition of noneligible enterprise).

125-134 (Reserved)

Section 3 Loan Terms, Insurance, Inspections, and Fees

135 Interest Rate Requirements (7 CFR 762.124(a))

A Fixed and Variable Rates

The interest rate on a guaranteed loan or line of credit may be fixed or variable as agreed upon between the borrower and the lender. The lender may charge different rates on the guaranteed and the non-guaranteed portions of the note. The guaranteed portion may be fixed while the unguaranteed portion may be variable, or vice versa. If both portions are variable, different bases may be used.

If a variable rate is used, it must be tied to an index or rate specifically agreed to between the lender and borrower in the loan instruments and the rate adjustments must be in accordance with normal practices of the lender for nonguaranteed loans. Upon request, the lender must provide the Agency with copies of its written rate adjustment practices.

FSA may request copies of lender's written rate adjustment practices if the loan approval official has reason to believe the interest rates are not in line with local lending practices. Rate adjustment practices will be maintained in lender's operational file. See subparagraphs 48 B, 51 B, and 54 B.

*--B Maximum Interest Rates

At the time of loan closing or loan restructuring, the interest rate on both the guaranteed portion and the nonguaranteed portion of a fixed or variable rate CL, OL, or FO loan may not exceed the rates established and announced by the Agency on the FSA website (www.fsa.usda.gov) and as outlined below.

- For variable rate loans or fixed rate loans with rates fixed for less than five years, 675 basis points (6.75 percentage points) above the prior business day's Secured Overnight Financing Rate (SOFR).
- For loans with rates fixed for five or more years, 550 basis points (5.5 percentage points) above the prior business day's 5-year Treasury note rate.

The lender is not required to tie its guaranteed loan interest rates to SOFR or 5-year Treasury, nor is it required that the rate remain below the maximums throughout the term of the loan. This requirement only sets the maximum rate that may be charged to the customer at the time of loan closing or restructuring.

Note: The maximum rate is not based on loan terms, purpose, or type. It is based on how long the interest rate is fixed. For variable rate loans and loans with an interest rate fixed for less than 5 years, regardless of program type (CL, OL or FO), the *--maximum rate is based on SOFR.--*

135 Interest Rate Requirements (7 CFR 762.124(a)) (Continued)

B Maximum Interest Rates (Continued)

For loans with interest rate fixed for 5 or more years, the maximum rate is based on the 5-year Treasury index.

At loan closing and the lender loan file review, the authorized agency official will verify the interest rate charged to the guaranteed customer at closing did not exceed the maximum rate, and document on applicable file review checklist.

To obtain rates for each index, the authorized agency official can access the links for the following Web pages:

- <https://www.newyorkfed.org/markets/reference-rates/sofr>, scroll down to the table and select the rate for the appropriate date

Note: If an earlier date is needed, scroll down further to enter a new date range under *--“Reference Rates Historical Data Search” and select “Overnight Rates”, “Secured Rates”, and “SOFR”. CLICK “SEARCH”.

- 5-year Treasury at https://home.treasury.gov/resource-center/data-chart-center/interest-rates/TextView?type=daily_treasury_yield_curve&field_tdr_date_value=2022,--* scroll down to the chart and look up the appropriate date under the “5 Yr” column. Historical data is available using the “Select Time Period” drop-down list.

Note: The 5-year Treasury note rate may also be listed as Treasury Constant Maturities as published on the Federal Reserve website.

The following examples are provided to illustrate how to determine the maximum interest rate.

Example 1: Lender closes a 4-year GOL. The rate is fixed at 7.5% on the date loan closes. The prior business day’s SOFR rate on date loan closes is 2.5% and the prior business day’s 5-year Treasury rate is 2.0%.

The maximum rate would be 9.25% (SOFR rate 2.5% plus maximum spread 6.75% = 9.25%).

In this example, the lender’s rate does not exceed the maximum rate and; therefore, meets the limitation.

135 Interest Rate Requirements (7 CFR 762.124(a)) (Continued)

***--B Maximum Interest Rates (Continued)**

Example 2: Lender closes a 7-year GOL. The rate is fixed for the first 3 years at 8% on the date loan closes and variable for the remaining term. The prior business day's SOFR rate on date loan closes is 2.0% and the prior business day's 5-year Treasury rate is 1.75%.

The maximum rate would be 8.75% (prior business day's SOFR rate 2.0% plus maximum spread 6.75% = 8.75%).--*

In this example, the lender's rate does not exceed the maximum rate and; therefore, meets the limitation.

Example 3: Lender closes a 20-year GFO. The rate is fixed for the first 5 years at 7.0%
*--on the date loan closes and variable for the remaining term. The prior business day's SOFR rate on date loan closes is 2.0% and the prior business day's 5-year Treasury rate is 1.0%.

The maximum rate would be 6.5% (prior business day's 5-year Treasury rate 1.0% plus maximum spread 5.5% = 6.5%).--*

In this example, the lender's rate exceeds the maximum rate and; therefore, does not meet the limitation.

***--C Maximum Interest Rate When SOFR Falls Below 1.75 Percent**

In the event the SOFR rate is below 1.75 percent, the maximum interest rate shall not exceed the following.

- For variable rate loans or fixed rate loans with rates fixed for less than 5 years, 775 basis points (7.75 percentage points) above the prior business day's SOFR.
- For loans with rates fixed for 5 or more years, 650 basis points (6.5 percentage points) above the prior business day's 5-year Treasury note rate.--*

135 Interest Rate Requirements (7 CFR 762.124(a)) (Continued)

--C Maximum Interest Rate When SOFR Falls Below 1.75 Percent (Continued)--

Note: The rate is not based on loan terms, purpose, or type. It is based on how long the interest rate is fixed. For variable rate loans and loans with interest rate fixed for less than 5 years, regardless of program type (CL, OL or FO), the maximum rate is *--based on the SOFR. For loans with interest rates fixed for 5 or more years, the maximum rate is based on the 5-year Treasury index.

The following examples are based on the SOFR below 1.75%.

Example 1: Lender closes a 15-year GFO. The rate is fixed for the first 3 years at 8.75% on the date loan closes and variable for the remaining term. The prior business day's SOFR rate is 1.0% and the prior business day's 5-year Treasury rate is 0.75%.

The maximum rate would be 8.75% (SOFR 1.0% plus maximum spread 7.75% = 8.75%).

In this example, the lender's rate does not exceed the maximum rate and; therefore, does meet the limitation.

Example 2: Lender closes a 20-year GFO. The rate is fixed for the first 5 years at 7.0% on the date loan closes and variable for the remaining term. The prior business day's SOFR rate on the date the loan closes is 1.5% and the prior business day's 5-year Treasury rate on the date loan closes is 1.0%.*--*

The maximum rate would be 7.5% (5-year Treasury rate 1.0% plus maximum spread 6.5% = 7.5%).

In this example, the lender's rate does not exceed the maximum rate and; therefore, meets the limitation.

--D Interest Charges--

Interest must be charged only on the actual amount of funds advanced and for the actual time the funds are outstanding. Interest on protective advances made by the lender to protect the security will be charged at the note rate limited to

--subparagraph B or C.--*

Interest on protective and emergency advances, made by the lender to protect the security, must not exceed the rate specified in the loan instruments. The charge of interest on legal fees, broker's fees, and other expenses paid in conjunction with bankruptcy, liquidation, or other servicing is not covered by the guarantee.

135 Interest Rate Requirements (7 CFR 762.124(a)) (Continued)

D Maximum Interest Rate When 3-Month LIBOR Falls Below 2 Percent

In the event the 3-month LIBOR is below 2 percent, the maximum rates specified in subparagraphs B and C do not apply. In that case, at the time of loan closing or loan restructuring, the interest rate on both the guaranteed portion and the nonguaranteed portion of a CL, OL or FO loan may not exceed 750 basis points above the 3-month LIBOR for variable rate loans and 650 basis points above the 5-year Treasury rate for fixed rate loans.

The maximum interest rate may be increased by 100 basis points during periods of unusual market conditions. When the 3-month LIBOR falls below 2 percent, for lenders who do not use risk-base pricing practices, the maximum interest rate shall not exceed the following.

- For variable rate loans or fixed rate loans with rates fixed for less than 5 years, 750 basis points (7.5 percentage points) above the 3-month LIBOR.
- For loans with rates fixed for 5 or more years, 650 basis points (6.5 percentage points) above the 5-year Treasury note rate.

Note: The rate is not based on loan terms, purpose, or type. It is based on how long the interest rate is fixed. For variable rate loans and loans with interest rate fixed for less than 5 years, regardless of program type (CL, OL or FO), the maximum rate is based on the 3-month LIBOR index. For loans with interest rates fixed for 5 or more years, the maximum rate is based on the 5-year Treasury index.

The following examples are based on the 3-month LIBOR below 2.0%.

Example 1: Lender closes a 15-year GFO. The rate is fixed for the first 3 years at 8.75% on the date loan closes and variable for the remaining term. The 3-month LIBOR rate on the date the loan closes is 1.0% and the 5-year Treasury rate is 0.75%.

The maximum rate would be 8.5% (3-month LIBOR rate 1.0% plus maximum spread 7.5% = 8.5%).

In this example, the lender's rate does exceed the maximum rate and; therefore, does not meet the limitation.

135 Interest Rate Requirements (7 CFR 762.124(a)) (Continued)***--D Maximum Interest Rate When 3-Month LIBOR Falls Below 2 Percent (Continued)**

Example 2: Lender closes a 20-year GFO. The rate is fixed for the first 5 years at 7.0% on the date loan closes and variable for the remaining term. The 3-month LIBOR rate on the date the loan closes is 1.5% and the 5-year Treasury rate on the date loan closes is 1.0%.

The maximum rate would be 7.5% (5-year Treasury rate 1.0% plus maximum spread 6.5% = 7.5%).

In this example, the lender's rate does not exceed the maximum rate and; therefore, meets the limitation.

E Interest Charges

Interest must be charged only on the actual amount of funds advanced and for the actual time the funds are outstanding. Interest on protective advances made by the lender to protect the security will be charged at the note rate limited to subparagraph B, C, or D.--*

Interest on protective and emergency advances, made by the lender to protect the security, must not exceed the rate specified in the loan instruments. The charge of interest on legal fees, broker's fees, and other expenses paid in conjunction with bankruptcy, liquidation, or other servicing is not covered by the guarantee.

136 Charges and Fees (7 CFR 762.124(e))

A Loan Fees

The lender may charge the applicant and borrower fees for the loan provided they are no greater than those charged to nonguaranteed customers for similar transactions. Similar transactions are those involving the same type of loan requested (for example, operating loans or farm real estate loans).

Lenders may not charge a loan origination and servicing fee greater than one percent of the loan amount for the life of the loan when a guaranteed loan is made in conjunction
--with a down payment FO under 7 CFR Part 764 of this chapter (3-FLP, Part 7, Section 2).--

FSA may request that the lender provide evidence supporting the amount of their loan fees.

B Late Payment Charges

Late payment charges (including default interest charges) are not covered by the guarantee. These charges may not be added to the principal and interest due under any guaranteed note or line of credit. However, late payment charges may be made outside of the guarantee if they are routinely made by the lender in similar types of loan transactions.

Late payment fees and prepayment penalties may be charged on guaranteed loans, if they are routinely charged by the lender on similar loans. Late payment charges, including interest on late payments, may be charged and collected from borrowers in cases of default when the borrower pays the account current or the loan is paid in full. However, late payment charges and prepayment penalties are not covered by the guarantee and will not be paid by the government in the case of a loss. Ledgers that are provided to support the principal and interest included on FSA-2254 should not include default interest or late charges.

C Guarantee Fee

--A guarantee fee will be charged on all loans according to subparagraph 247 A.--

*** * ***

--137 Loan Term and Payment Schedules (7 CFR 762.124(b), (c), (d), and (e))--

A OL's Repayment Schedule

Loan funds or advances on a line of credit used to pay annual operating expenses will be repaid when the income from the year's operation is received, except when the borrower is establishing a new enterprise, developing a farm, purchasing feed while feed crops are being established, or recovering from disaster or economic reverses.

When repayment is scheduled over a longer period, the borrower's expected income is not sufficient security. The lender must secure the loan with additional chattel or real estate security for the period of repayment.

Advances for purposes other than for annual operating expenses will be scheduled for repayment over the minimum period necessary considering the applicant's ability to repay and the useful life of the security, but not in excess of 7 years.

B OL/LOC Final Maturity Date

The final maturity date for each loan cannot exceed 7 years from the date of the promissory note or line of credit agreement.

137 Loan Term and Payment Schedules (7 CFR 762.124(b), (c), (d), and (e)) (Continued)**C LOC Advances**

All advances on a line of credit must be made within 5 years from the date of the loan Guarantee.

D FO Final Maturity Date

Each loan must be scheduled for repayment over a period not to exceed 40 years from the date of the note or a shorter period as may be necessary to assure that the loan will be adequately secured, taking into account the probable depreciation of the security.

E CL Terms

--Each loan must be scheduled for repayment over a period not to exceed 30 years-- from the date of the note or such shorter period as may be necessary to assure that the loan will be adequately secured, taking into account the probable depreciation of the security.

F Loan Note Guarantee Balloon Payments

Balloon payment terms are permitted on FO, OL or CL subject to the following.

- Extended repayment schedules may include equal, unequal, or balloon installments if needed to establish a new enterprise, develop a farm, or recover from a disaster or an economic reversal.
- Loans with balloon installments must have adequate collateral at the time the balloon installment comes due. Crops, livestock other than breeding livestock, or livestock products produced are not sufficient collateral for securing such a loan.
- The borrower must be projected to be able to refinance the remaining debt at the time the balloon payment comes due based on the expected financial condition of the operation, the depreciated value of the collateral, and the principal balance on the loan.

When conditions warrant, FO, OL, or CL may have repayment schedules that may include equal, unequal, or balloon payments. The period of time between loan origination and a balloon installment must be no shorter than that provided to nonguaranteed customers for similar type transactions.

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138 Insurance Requirements (7 CFR 762.123(a))

B Crop Insurance

The lender is required to be listed as a loss payee on all crop insurance proceeds when crops are required security for the loan(s).

If insurance coverage is not available, the lender will need to specifically document why the borrower is unable to obtain such coverage and what factors caused this coverage to be unavailable.

137 Loan Term and Payment Schedules (7 CFR 762.124(b), (c), (d), and (e)) (Continued)**G Loan Term to Qualified Alien**

The loan term to a qualified alien may not exceed the number of years of residency that they have been formally granted by the documents described in Exhibit 7. This is to ensure that the operation's viability and guaranteed loan security are not adversely affected during the term of the loan.

Note: An applicant may lawfully be admitted to the U.S. for permanent residence per Bureau of Citizenship and Immigration Service Form I-551, commonly known as the Green Card or Alien Registration Card. The Bureau of Citizenship and Immigration Service Form I-551 may have an expiration date. The expiration date is for the card only. Their U.S. permanent resident status is not affected. Unless the applicant acts in an unlawful way that demands the removal of the status or voluntarily give up the status, their permanent resident status remains. Therefore, in these cases, the applicant's residency will be considered permanent.

H Multiple Notes

When a lender uses multiple notes for a loan, such as a guaranteed and unguaranteed portion, the loan term for both portions **must** be the same. For example, it is not permitted to have a 5-year term for the unguaranteed portion and a 7-year term for the guaranteed portion.

138 Insurance Requirements (7 CFR 762.123(a))**A Lender Responsibilities**

Lenders must require borrowers to maintain adequate property, public liability, and crop insurance to protect the lender and Government's interests.

Insurance is not required in every situation. When insurance is warranted, lenders should obtain an assignment, including crop insurance.

B Crop Insurance

By loan closing, applicants must either:

- **obtain at least the catastrophic risk protection (CAT) level of crop insurance coverage, if available, for each crop of economic significance, as defined by *--7 CFR 400.651--***
- **waive eligibility for emergency crop loss assistance in connection with the uninsured crop. EM loan assistance under 7 CFR Part 764 of this chapter (3-FLP) is not considered emergency crop loss assistance for purposes of this waiver and execution of the waiver does not render the borrower ineligible for EM loans.**

Insurance, including crop insurance, also must be obtained as required by the lender or the Agency based on the strengths and weaknesses of the loan.

138 Insurance Requirements (7 CFR 762.123(a)) (Continued)**C Flood Insurance**

Applicants must purchase flood insurance if buildings are or will be located in a special flood hazard area as defined by FEMA maps and if flood insurance is available.

Regulatory agencies require that lenders determine whether a building or structure offered as security for a loan will be located in a special flood hazard area. The lender shall follow their regulator's guidance on documenting and escrowing for flood insurance.

FSA shall not approve a loan guarantee in which security offered for the loan contains a structure located in a special flood hazard area unless flood insurance is obtained under the National Flood Insurance Program. If a structure is located in a special flood hazard area and the community is not participating in the National Flood Insurance Program, the loan cannot be guaranteed. If there are no structures located in a special flood hazard area, the guarantee may be approved.

139 Inspection Requirements (7 CFR 762.123(b))**A Inspection Requirements**

Before submitting an application the lender must make an inspection of the farm to assess the suitability of the farm and to determine any development that is needed to make it a suitable farm.

During the inspection, the lender should determine whether the applicant has adequate property, buildings, and equipment to operate a viable farm.

B Inspection and Assessment Documentation

A summary of the farm inspection and the lender's assessment of the viability of the operation should be mentioned in the application narrative.

140-150 (Reserved)

Section 4 Credit Decision

Subsection 1 Financial Feasibility of Proposed Loan (7 CFR 762.125)

151 Determining Financial Feasibility of Loans (7 CFR 762.125)

A Purpose

This paragraph describes how SEL and CLP lenders must demonstrate that an applicant has sufficient financial resources to repay a guaranteed loan. PLP lenders use methods outlined in their CMS to determine the financial feasibility of a loan.

B Feasible Plan

The applicant's proposed operation must project a feasible plan. The cash flow budget analyzed to determine feasible plan must represent the predicted cash flow of the operating cycle.

Note: See Exhibit 2 for the definition of feasible plan.

A lender must determine whether an applicant has sufficient financial resources to repay a guaranteed loan. To make this determination, lenders work with the applicant to prepare a cash flow budget for the farm operation. As used in this part, the term "operation" includes all farm activities and income as well as all nonfarm income pledged by the applicant.

The cash flow budget used in the loan application must:

- reflect, as closely as possible, the predicted cash flow of the operating cycle
- be documented in sufficient detail to adequately reflect the overall condition of the operation.

*--The lender's projected cash flow budget should include all cash inflows and outflows. If the authorized agency official determines that cash inflows have been overestimated or cash outflows have been underestimated or omitted from the plan, the authorized agency official will recalculate the debt coverage. If the recalculation shows adequate cash flow, the authorized agency official will document the findings and proceed with processing the request.

If, after re-evaluation, the cash flow budget is no longer feasible, the lender will be notified and given up to 10 calendar days to revise the plan. The lender will justify any changes made to the cash flow budget.

Note: For Streamlined CL requests, a cash flow budget is **not** required. The lender should follow their internal procedures to determine financial feasibility.--*

151 Determining Financial Feasibility of Loans (7 CFR 762.125) (Continued)

B Feasible Plan (Continued)

Poultry or hog production contracts are the basis of grower income and facility value. The dependability of production contracts has a profound impact on the prospects for loan repayment. “Flock-to-flock” or “turn-by-turn” type arrangements alone may not be a dependable source of income or a reasonable projection of income for poultry or hog

*--applicants who **do not** have a current financial performance history with FSA.--*

Note: For contract income to be considered dependable, the contract must:

- be for a minimum period of 3 years
- provide for termination based on objective “for cause” criteria only
- require that the grower be notified of specific reasons for cancellation
- provide assurance of the grower’s opportunity to generate enough income to ensure repayment of the loan, by incorporating requirements such as a minimum number of flocks or turns a year, minimum number of bird or hog placements per year, or similar quantifiable requirements.

Applicants requesting loans to expand their poultry or hog operation by adding more houses/barns or purchasing additional land to increase the size of the poultry or hog operation, and who **are** presently indebted to FSA, will be required to have a contract with a minimum 3-year term. The contract must at least cover the facilities financed with the guaranteed funds. When contract income **cannot** be determined to be dependable and likely to continue, that is **cannot** be used to reasonably project future income, the authorized agency officials shall:

- inform the guaranteed lender of the contract provisions that result in the determination
- provide an opportunity for submitting a revised contract before a final decision on the request.

Note: Whenever possible, guarantee requests should be approved subject to modification of unacceptable contract provisions.

151 Determining Financial Feasibility of Loans (7 CFR 762.125) (Continued)**B Feasible Plan (Continued)**

For contract income to be considered dependable, hog contracts must generally be for a minimum of three year periods to comply with National Office policy. Minnesota policy has been to generally require the contract to be of sufficient length so that the borrower will likely be viable when the contract ends. Frequently this requires contracts of 7-15 year periods. In the upper Midwest in general, and in Minnesota in particular, there are enough hog integrators and processing plants so that if integrator were to cut off a grower without good cause, another integrator is very likely to be readily available.

Therefore, hog production contracts of less than a three year period may be acceptable in certain circumstances with prior State Executive Director exception authority approval and a favorable recommendation by the Loan Approval Official. In order to waive the three year contract requirement there must be other reliable source(s) of income available so that the success of the farming operation is not entirely dependent on the contract.

Exceptions may be considered only when it is clearly documented that the applicant/borrower has made reasonable attempts to obtain a three year period contract.

--Also see Minnesota Exhibit 1, "Livestock Contract and Structure Review Guidelines" for information on reviewing livestock contracts and facilities.--

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151 Determining Financial Feasibility of Loans (7 CFR 762.125) (Continued)**B Feasible Plan (Continued)**

*--The impact of industry trends must be assessed in guaranteed loan requests from poultry and/or hog growers and can be based on standard production budgets developed by contractors, consultants, or extension specialists. While these budgets are acceptable starting points, the budget must reflect realistic performance assumptions for the individual situation, including, but not limited to, the following:

- increased input costs
- changes in unit numbers and weights
- increased idle time between flocks of poultry or turns of hogs
- other relevant factors that affect net income.

The impact of age, condition, and potential obsolescence of the facilities must be assessed for loans to purchase or refinance existing facilities. Budgets must factor in any reduced efficiency and the potential costs for required modernization of existing facilities to comply with production contract requirements.

Note: Unless PLP lender's CMS specifically addresses how production contracts are evaluated and analyzed for financial feasibility, PLP lenders will comply with the requirements of this subparagraph.--*

152 Calculating Projected Income and Expenses by SEL's (7 CFR 762.125)**A Purpose**

SEL's must follow FSA methodology for calculating projected income and expenses. This paragraph explains the methodology SEL's must use.

B Projected Income and Expenses

For standard eligible lenders, the projected income and expenses of the borrower and operation used to determine a feasible plan must be based on the applicant's proven record of production and financial management.

SEL's also must use reliable or reasonable forecasted crop or livestock prices. Where available, the operation's actual production records must be used to estimate future production yields. The expenses used in the cash flow budget should be based on prior experience and be consistent with anticipated prices for similar goods and services. Projections of income from FSA farm programs should be prepared with assistance from FSA farm program staff.

The projected production yields and financial performance should not be outside of the range of the applicant's previous performance, unless fully documented and justified. The loan narrative must support the projected production, income, and expenses, explain any discrepancies, and support other major assumptions used in the cash flow budget.

Note: For Streamlined CL requests, SEL's will follow their internal procedures for determining financial feasibility.

152 Calculating Projected Income and Expenses by SEL's (7 CFR 762.125) (Continued)**C Commodity Price Forecasts**

Lenders must use price forecasts that are reasonable and defensible. Sources must be documented by the lender and acceptable to the Agency.

The lender may use price forecasts from land grant universities, other published prices, forward contracted prices, futures, or price histories of specialty crops on other commodities. The lender should use price forecasts that provide an accurate projection of commodity prices that the borrower will receive.

D Estimating Production

Standard eligible lenders must use the best sources of information available for estimating production in accordance with this subsection when developing operating cash flow budgets.

Deviations from historical performance may be acceptable, if specific to changes in operation and adequately justified and acceptable to the Agency.

For existing farmers, actual production for the past 3 years will be utilized.

For those farmers without a proven history, a combination of any actual history and any other reliable source of information that are agreeable with the lender, the applicant, and the Agency will be used.

When the production of a growing commodity can be estimated, it must be considered when projecting yields.

152 Calculating Projected Income and Expenses by SEL’s (7 CFR 762.125) (Continued)

E Declared Disaster

When the applicant’s production history has been so severely affected by a declared disaster that an accurate projection cannot be made, the following applies.

- County average yields are used for the disaster year if the applicant’s disaster year yields are less than the county average yields. If county average yields are not available, State average yields are used. Adjustments can be made provided there is factual evidence to demonstrate that the yield used in the farm plan is the most probable to be realized.
- To calculate a historical yield, the crop year with the lowest actual or county average yield may be excluded, provided the applicant’s yields were affected by disasters at least 2 of the previous 5 consecutive years.

County or State average yields should be substituted only when the other information is not available to make an accurate projection. The objective is to arrive at a projection of the most reliable estimate of the production level the operator is expected to achieve.

F Lender’s Documentation

Lenders must maintain supporting documentation for their determination of cash flow budgets in their files. The following table summarizes the loan documentation that can be used to support the cash flow budget.

Cash Flow Element	Documentation to Support Elements
Income and Expense Projections	<ul style="list-style-type: none"> • Historical performance data. • FSA records. • Extension or county data. • Thorough loan narrative.
Nonfarm Income	<ul style="list-style-type: none"> • * * * Lender verification of income form. • W-2, pay stub, telephone record, or historical performance data.
Loan Balances and Payment Schedules	<ul style="list-style-type: none"> • * * * Lender verification of debt form. • Loan statement, credit report, or telephone record.

152 Calculating Projected Income and Expenses by SEL's (7 CFR 762.125) (Continued)

G Consistency of Farm Operating Plans

When the applicant has or will have a cash flow budget developed in conjunction with a proposed or existing Agency direct loan, the two cash flow budgets must be consistent.

To be consistent, the 2 plans must be of the same operation, with similar major assumptions, but they do not have to be identical.

Example: The lender and FSA may use slightly different projected prices and yields.

H Refinancing Existing Debt

Loan guarantee requests for refinancing must ensure that a reasonable chance for success still exists. The lender must demonstrate that problems with the applicant's operation have been identified, can be corrected, and the operation returned to a sound financial basis.

An allowed use of guaranteed loan funds is to refinance existing debt, including direct loans and other farm loans. In many cases, refinancing existing debt is required because the borrower is experiencing financial difficulties. In these cases, requests for use of guaranteed loan funds for refinancing debt must ensure that a reasonable chance for operational success exists.

The lender must indicate in the loan narrative what the applicant will do differently to ensure the success of the farming operation. The lender must explore different financial options that would allow the applicant to achieve a feasible plan. The lender should consider adjusting the loan terms or negotiating with other creditors to adjust their loan terms or rates as needed to make the loan feasible. See Section 2 for additional information on limitations to refinancing.

152 Calculating Projected Income and Expenses by SEL's (7 CFR 762.125) (Continued)

I Alternate Income

When a feasible plan depends on income from other sources in addition to income from owned land, the income must be dependable and likely to continue. The lender will analyze business ventures other than the farm operation to determine their soundness and contribution to the operation.

Income from custom work and seasonal or temporary positions should not be included in the cash flow budget, unless there is a history of income from similar sources or other strong evidence of likelihood.

153 Calculating Projected Income and Expenses by CLP Lenders (7 CFR 762.125)

A Purpose

CLP lenders are provided greater flexibility in estimating the projected income and expenses of an operation. They are not required to estimate production yields or price forecasts for crops, livestock, and livestock products.

The remainder of this paragraph explains the FSA guidelines for determining an applicant's income and expenses by CLP lenders.

B Using Financial History

For CLP lenders, the projected income and expenses of the borrower and operation must be based on the applicant's financial history and proven record of financial management.

CLP lenders must use their judgment and evaluation of the individual circumstances to determine the best method for estimating the projected income and expenses of the applicant. CLP lenders have the option of using the operation's production yields, as described in paragraph 152 for SEL. CLP lenders will use the applicant's income and other financial records. As with the use of production yields, the lender should not merely average 3 years of income figures. An average is only appropriate when there have not been major changes in the operation. If there have been major changes in yields, prices, or production, this should be considered when estimating the projected income and expenses.

The lender should consider the range and trends as indicators of the capability and limitations of the operator, land, and equipment. The projection should:

- reflect what the current or proposed operation can reasonably and justifiably accomplish
- not be outside the range of historical performance unless fully justified.

The loan narrative should:

- document the method used to project income and expenses
- provide an explanation of any deviations from historical production
- address any major changes in yields or prices.

***--Note:** For Streamlined CL requests, CLP lenders will follow their internal procedures for determining financial feasibility.--*

154 Determining Financial Feasibility of Loans by PLP Lenders (7 CFR 762.125)

A Purpose

PLP lenders are not required to use the financial feasibility methods in paragraph 151. These lenders will use the methods that FSA approved at the time of PLP certification.

This paragraph explains the guidelines FSA will use in evaluating PLP determination of the financial feasibility of loans.

B Using Internal Procedures

Notwithstanding any other provision of this section, PLP lenders will follow their internal procedures on financial feasibility as agreed to by the Agency during PLP certification.

To determine financial feasibility, PLP lenders must follow the procedures agreed to by FSA and the lender as described in CMS. The loan narrative must contain justification for assumptions made during the determination of financial feasibility.

155-165 (Reserved)

--155 Determining Financial Feasibility of EZ Guarantee Loans (7 CFR 762.125)--**A Purpose**

Lenders submitting EZ Guarantee applications are not required to use the financial feasibility methods in paragraph 151. Lenders will demonstrate financial feasibility using the procedures in this paragraph.

B Using Internal Procedures

[7 CFR 762.125(d)] Notwithstanding any other provision of this section, FSA will evaluate EZ Guarantee application financial feasibility using criteria below. EZ Guarantee applications that satisfy the criteria will be determined to meet the financial feasibility standards in this section.

The lender's standards need to meet the following requirements:

- The lender must perform the same evaluation and apply their same underwriting standards for an EZ Guarantee loan as they would for a nonguaranteed loan of the same size and type.
- The lender must determine that the EZ Guarantee applicant demonstrates reasonable prospects to repay the requested loan. This determination must be arrived at using the lender's typical underwriting criteria and methods such as a cash flow projection, a scorecard underwriting model, historical income and expenses, or other repayment capacity indicator.
- The lender will describe the methods and criteria used to determine the applicant's prospects for repayment on the EZ Guarantee application form. The description should address how the EZ Guarantee application compares to their own approval standards.

The following are examples of commonly used methods to evaluate capacity for repayment, other methods may be used:

- projected cash flow
- historical cash flow
- scorecard underwriting system.

[7 CFR 762.125(d)(3)] EZ Guarantee applications that do not satisfy the criteria will require further documentation.--*

156-165 (Reserved)

Subsection 2 Security of the Loan

166 Amount and Quality of Security (7 CFR 762.126)

A Purpose

The lender is responsible for ensuring that proper and adequate security for the guaranteed loan is obtained and maintained. Lenders must obtain the lien position stated in FSA-2232 for each security item and perfect each lien. This paragraph explains the guidelines FSA will use in evaluating whether the lender has proposed adequate security for the guaranteed loan.

--Note: It is required that all security items be listed in FSA-2232, item 16.--

B Adequate Security

[7 CFR 762.126(a)(1)] The lender is responsible for ensuring that proper and adequate security is obtained and maintained to fully secure the loan, protect the interest of the lender and the Agency, and assure repayment of the loan or line of credit.

The following types of security should be considered:

- Adequate security is the amount of security sufficient to secure a loan, which is further described in this paragraph.
- Minimum security requires the value of the security to be at least equal to the loan amount. A 1:1 loan to value ratio is not adequate when additional security is available.
- Additional security is property which provides security in excess of minimum security. Additional security will be taken whenever it is available up to the level of adequate security. Assets in excess of adequate are not required to be taken as collateral.

The adequacy of security will be judged in consideration of the total security available, prior liens, and the lender's normal practices. More security may be required if the quality of the security is low, cash flow is below average, production capability is uncertain, management history is limited, or enterprise is not firmly established or is atypical for the area. The lender shall propose the amount of security required to adequately secure a loan.

166 Amount and Quality of Security (7 CFR 762.126) (Continued)

B Adequate Security (Continued)

*--To evaluate the quality and overall adequacy of the proposed security, the authorized agency official will evaluate the lender's analysis of the security and the applicant's financial position. The authorized agency official may determine that more security is required to protect FSA's interests when:

- additional security is available
- the loan involves a specialized operation with limited sale opportunities
- the age, durability, probable depreciation rate, and life of the security is close to the term of the loan, leaving little margin.
- the proposal involves a junior lien position
- the applicant's net worth is low compared with their total liabilities, including the proposed amount of the loan or LOC
- the applicant has a weak cash flow position and low profitability
- management history is limited.

[7 CFR 762.126(b)(1)] All security must secure the entire loan or line of credit. The lender may not take separate security to secure only that portion of the loan or line of credit not covered by the guarantee.

[7 CFR 762.126(b)(2)] The lender may not require compensating balances or certificates of deposit as means of eliminating the lender's exposure on the unguaranteed portion of the loan or line of credit. However, compensating balances or certificates of deposit as otherwise used in the ordinary course of business are allowed for both the guaranteed and unguaranteed portions.--*

C Security Requirements for SEL's and CLP and PLP Lenders

The type of lender has no bearing on the type or amount of security required to adequately
 *--secure a loan. The authorized agency official will evaluate the proposed security for loan--
 * applications from SEL's and CLP and PLP lenders using the same evaluation criteria.

166 Amount and Quality of Security (7 CFR 762.126) (Continued)

D Lien Position

[7 CFR 762.126(e)] All guaranteed loans will be secured by the best lien obtainable. Provided that:

- Any chattel-secured guaranteed loan must have a higher lien priority (including purchase money interest) than an unguaranteed loan secured by the same chattels and held by the same lender.

Notes: Any lender, who holds an unguaranteed loan with a first lien on the same collateral proposed as primary security for a guaranteed loan, must subordinate its lien position to the guaranteed loan.

A lender may secure a guaranteed and unguaranteed loan with individual chattel items provided they can be identified separately. For example, a lender with a first lien on all equipment may subordinate two tractors and a planter to the FSA guaranteed loan, providing sufficient collateral to secure the loan.

- Junior lien positions are acceptable only if the total amount of debt with liens on the security, including the debt in junior lien position, is less than or equal to 85 percent of the value of the security.

--Notes: The security used to determine the 85 percent threshold must be valued using an evaluation or appraisal as described in paragraphs 181 through 183.--

Chattel secured guaranteed loans may be secured by a junior lien position which meets this requirement when a different lender is involved.

Junior lien positions are acceptable for real estate security when the same or a different lender is involved.

Liens junior to the guaranteed position will not be considered in this limitation.

LTV Calculation:

Guaranteed Loan: \$516,800

Security item	Lien Position	Value	Prior Liens	Collateral Value
40 Acres	1 st	\$474,000	\$0	\$474,000
5 Acres & buildings	2 nd	\$365,000	\$129,443	\$235,557
		\$839,000		\$709,557

$$\begin{aligned}
 \text{LTV} &= \$516,800 + \$129,443 / \$839,000 \\
 &= \$646,243 / \$839,000 \\
 &= .77
 \end{aligned}$$

166 Amount and Quality of Security (7 CFR 762.126) (Continued)

D Lien Position (Continued)

*--A subsequent guaranteed loan is not considered junior provided that it is made by the same lender with the same real estate or chattel security and also provided that it is not junior to a nonguaranteed loan. In these cases, the subsequent guaranteed loan will be treated as having an equal lien position as the existing guaranteed loan.

A subsequent unguaranteed loan made by the same or a different lender will be considered junior to the guaranteed loan.

A guaranteed loan and an unguaranteed loan secured by the same real estate security and made by the same lender may be considered to have a shared lien.

Note: This applies to a guaranteed and an unguaranteed loan closed at the same time or a guaranteed loan made subsequent to an unguaranteed loan. It does not apply to an unguaranteed loan made subsequent to a guaranteed loan.

If a lender chooses to consider the loans to have a shared lien position, FSA will include a description on the FSA-2232, outlining how proceeds will be distributed if security is liquidated. Language similar to the following should be used:

“This guaranteed FO loan in the amount of \$649,500 is to be closed simultaneously with an unguaranteed loan in the amount of \$570,500. These loans will equally share first lien position on approximately 421 acres of real estate along with leases and improvements. In the event the security is liquidated, the proceeds will be divided pro rata based on the above loan amounts totaling \$1,220,000. If liquidation occurs 53% of the proceeds would be applied onto the guaranteed loan and 47% of the proceeds would be applied onto the unguaranteed loan.”--*

- **Junior liens on crops or livestock products will not be relied upon for security unless the lender is involved in multiple guaranteed loans to the same borrower and also has the first lien on the collateral.**

Note: Junior liens on income security may be taken as security but will be considered to have no collateral value unless the prior lien is securing an FSA-guaranteed loan to the same lender.

- **when taking a junior lien, prior lien instruments will not contain future advance clauses (except for taxes, insurance, or other reasonable costs to protect security), or cancellation, summary forfeiture, or other clauses that jeopardize the Government’s or the lender’s interest or the borrower’s ability to pay the guaranteed loan, unless any such undesirable provisions are limited, modified, waived or subordinated by the lienholder for the benefit of the Agency and the lender.**

Note: Provisions on prior lien instruments, such as prepayment penalties, will be considered when evaluating the collateral value of the lender’s security on the guaranteed loan.

166 Amount and Quality of Security (7 CFR 762.126) (Continued)

E Additional Security

[7 CFR 762.126(a)(2)] The lender will obtain a lien on additional security when necessary to protect the Agency's interest.

[7 CFR 762.126(f)] For real estate, additional security or any loan of \$10,000 or less may be secured by the best lien obtainable on real estate without title clearance or legal services normally required, provided the lender believes from a search of the county records that the applicant can give a mortgage on the farm and provided that the lender would, in the normal course of business, waive the title search.

Note: This exception to title clearance will not apply when land is to be purchased.

Title clearance work can be expensive and cost-prohibitive in some cases. Title clearance is not required for loans of \$10,000 or less if the lender feels such a search is not necessary. In addition, FSA does not want to discourage taking additional security. Therefore, any amount of real estate to be taken as additional security that is clearly in excess of what is needed to fully secure the loan does not need title clearance. Both of these exceptions require that the lender conduct an informal check, be reasonably certain that a lien can be perfected, and otherwise follow internal lending policy on title clearance.

When taking additional security:

- *--the lien position restrictions in subparagraph D do not apply--*
- FSA must ensure the FSA-2232 includes any required additional security and the expected lien position in addition to all other required security
- for chattel security, the lender will be expected to file and perfect the position(s)
- an appraisal is not required to be completed on additional security, but the lender must provide a statement of estimated value.

167 Identifiable Collateral (7 CFR 762.126(c))**A Purpose**

All of the collateral must be identifiable. This paragraph describes the guidelines for evaluating whether the security obtained for a guaranteed loan is identifiable.

B Identifiable Security

The guaranteed loan must be secured by identifiable collateral. To be identifiable, the lender must be able to distinguish the collateral item and adequately describe it in the security instrument.

Guaranteed loans must be secured by collateral that can be distinguished from other collateral items and can be adequately described in security instruments.

Example: A tractor described by its make, model, year, and serial number is identifiable collateral, while a truck that is only described as “flat-bed truck” is not identifiable collateral.

C Equipment

Equipment should be identified by manufacturer, model, year, and serial number, where available. If this information is not available, the lender should provide a sufficient written description of the equipment so that it is easily identifiable.

D Livestock

Livestock taken as security will be fully described, including breed, age group, and type, and will indicate the numbers in each group. This provision allows the farmer to perform routine culling and replace livestock without obtaining a release of security. The lender is responsible for ensuring that the borrower maintains the livestock numbers by periodically monitoring the livestock on the farm and ensuring that liens have not been provided to other creditors.

Particularly high value livestock can be appraised as such if the animals are clearly identified, monitored, and accounted for.

E Real Estate

Real estate can be identified using tax lot and block numbers, full metes and bounds, or rectangular survey description or similar system. A survey is not required if the property is adequately described and determined unnecessary by the lender’s internal lending policy.

168 Type of Security Required by Type of Loan (7 CFR 762.126(d))

A Purpose

The type of security obtained for a loan must be appropriate to the type of loan, and the loan terms must be consistent with the useful life of the security. This paragraph describes the guidelines for evaluating whether the type of security is appropriate for the proposed loan.

B Security Requirements

Guaranteed loans may be secured by any property if the term of the loan and expected life of the property will not cause the loan to be undersecured.

Typically, annual operating loans will be secured by crops and livestock, loans to be repaid within 2 to 7 years by breeding livestock and equipment, and loans repaid over greater than 7 years by real estate.

For loans with terms greater than 7 years, a lien must be taken on real estate.

The guidelines for short-, intermediate-, and long-term loans are as follows.

Loans	Guidelines
Short-term	Annual OL's should be secured at least by crops and livestock that will generally be sold during the term of the loan.
Intermediate-term	OL's should be secured by collateral that has a life expectancy at least as long as the loan. Loans to be repaid over a 2- to 7-year period should be secured by breeding livestock and equipment. The lender should evaluate the equipment proposed to be used for security to ensure that it will not depreciate faster than the loan is repaid.
Long-term	Loans scheduled to be repaid over more than 7 years must be secured by real estate. Anticipated depreciation of the improvements must be considered when establishing terms.

168 Type of Security Required by Type of Loan (7 CFR 762.126(d)) (Continued)**C Leasehold Properties**

Loans can be secured by a mortgage on leasehold properties if the lease has a negotiable value and is subject to being mortgaged.

If the authorized agency official does not have experience in making loans secured by leaseholds, they should contact the State Office for assistance.

D Additional Personal or Corporate Guarantees

The lender or Agency may require additional personal or corporate guarantees to adequately secure the loan. These guarantees are separate from, and in addition to, the personal obligations arising from members of an entity signing the note as individuals.

If the farm operation does not have adequate security for the proposed loan, additional security, such as personal or corporate guarantees, may be used to secure the loan. Therefore, entity members may be required to pledge their personal property or other nonfarm assets. For individual applicants, an additional guarantee may be provided by a co-signer.

For entities, the instruments are executed by the member who is authorized to sign for the entity, and by all members of the entity as individuals. Individual liability can be waived by FSA for members holding less than 10 percent ownership in the entity if collectability of the loan will not be impaired.

169 Multiple Security Owners and Exceptions to Security Requirements (7 CFR 762.126)**A Multiple Security Owners**

If security has multiple owners, all owners must execute the security documents for the loan.

B Exceptions to Security Requirements

The Deputy Administrator for Farm Loan Programs has the authority to grant an exception to any of the requirements involving security, if the proposed change is in the best interest of the Government and the collectability of the loan will not be impaired.

DAFLP has the authority to make exceptions to the rules about security. Exceptions will only be made on a case-by-case basis where the proposed exception is in the best interest of FSA, the lender, and the applicant. The exception must not reduce either of the following:

- applicant's ability to make regular loan payments
- lender's ability to collect on the debt obligation through the sale of collateral.

DAFLP's decision on granting exceptions is final and not appealable. SED's should evaluate all requests for exceptions, and forward them to DAFLP with their analysis of the benefits or problems, and a recommendation for their approval or rejection. No exception will be granted without an analysis and documentation of why such an exception is in the Government's best interest.

170-180 (Reserved)

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Subsection 3 Appraisals

181 General Requirements (7 CFR 762.127)

B General Requirements

When joint financing between FSA and a Lender is a possibility, Lenders are encouraged to coordinate their appraisal activities with the local FSA office staff.

Minnesota 2-FLP, Exhibit 5, “Term Chattel Loan Appraisal Analysis/Adjustment Worksheet” is an optional worksheet lenders can use make adjustments to an appraisal and use to keep track of chattel property being disposed of. Lenders are also encouraged to use FSA–2167, “Administrative Appraisal Review for Chattel Appraisals” or other substantially similar documentation when determining the acceptability of a contracted chattel appraisal.

Minnesota 2-FLP, Exhibit 12, “Chattel Appraisal Letter of Engagement” is an optional chattel appraisal Letter of Engagement template for lenders use when contracting for a chattel appraisal.

Minnesota 2-FLP, Exhibit 14, “Real Estate Appraisal Letter of Engagement” is an optional real estate appraisal Letter of Engagement template for lenders use when contracting for a real estate appraisal.

* * *

Subsection 3 Appraisals

181 General Requirements (7 CFR 762.127(a))

A Purpose

[7 CFR 762.127(a)(1)] The lender is responsible for ensuring that the value of chattel and real estate pledged as collateral is sufficient to fully secure the guaranteed loan.

Collateral valuation is an integral part of the loan evaluation process. This paragraph will discuss general collateral valuation requirements and when appraisals or evaluations are and are not required. See subparagraph 267 I for SED responsibilities about appraisals.

B General Requirements

The requirements in this paragraph apply to all 3 types of lenders.

Appraisals or evaluations of collateral are not part of a complete application and guarantees may be approved by FSA, subject to the lender obtaining an acceptable appraisal or evaluation. The lender is responsible for properly documenting the market value of collateral before loan closing and FSA issuing the loan guarantee.

MLP's and SEL's must provide FSA with a copy of an evaluation before FSA issuing FSA-2235, if the request was approved subject to obtaining an evaluation. CLP's and PLP's certify that evaluations have been completed, which support the security values as stated in the Conditional Commitment. CLP's and PLP's are **not** required to submit the evaluation to FSA but are required to maintain it in the lender's loan file.

All lenders certify that, when required, appraisals have been completed, which support the security values as stated in the Conditional Commitment and are **not** required to submit the appraisal to FSA. The lender will maintain the appraisal in the lender's loan file.

Lenders are encouraged to provide their appraisers with the appraisal guidelines in 1-FLP and this handbook. Using the appraisal guidelines will help ensure obtaining quality appraisals.

Authorized agency officials shall review evaluation and appraisal requirements and appraisal guidelines during lender training sessions.

--Each lender is responsible for ensuring that applicable ECOA requirements are met including providing applicants with copies of the appraisals or evaluations. It is not FSA's responsibility to make a determination whether a lender violated ECOA; rather, lenders should be advised to research those requirements with their appropriate regulatory authority or attorneys as needed. See subparagraph 210 A for additional information related to ECOA complaints against lenders.--

181 General Requirements (7 CFR 762.127(a)) (Continued)**B General Requirements (Continued)**

Each lender is responsible for ensuring that the person completing the appraisal or evaluation has the necessary qualifications. Real estate appraisals must be completed according to USPAP.

Notes: FSA will no longer conduct administrative and technical reviews on appraisals for guaranteed loan making or loan servicing actions except for those submitted for liquidation or writedown purposes. FSA will conduct evaluation and appraisal *--reviews according to 1-FLP, subparagraphs 143 C, E, F, and G, as applicable. FSA retains the right to conduct Lender reviews which may include reviews of evaluations and appraisals.--*

A current copy of USPAP may be obtained from <http://www.appraisalfoundation.org>.

See:

- Exhibits 14, 14.1, 14.2, and 14.3 for guidance to lenders when ordering appraisals
- Exhibit 15 for additional guidance about appraisals for the liquidation of poultry and other CAFO's.

C Loan Servicing

All lenders, regardless of their status, are required to obtain acceptable evaluations or appraisals when loans are secured by real estate for the following actions:

- transfer of security and assumption of debt (according to subparagraph 281 D)
- debt writedown
- servicing FSA-2253's
- liquidation
- partial releases of security if determined necessary by FSA
- subordinations of basic and/or additional security
- restructuring payments when the new payment schedule will include a balloon installment.

181 General Requirements (7 CFR 762.127(a)) (Continued)**C Loan Servicing (Continued)**

MLP's and SEL's must submit evaluations or appraisals to FSA with requests for transfer and assumptions, debt writedowns, liquidations, and partial releases.

CLP's must submit evaluations or appraisals to FSA with requests for debt writedowns, liquidations, and partial releases.

PLP's must submit evaluations or appraisals to FSA with requests for debt writedowns and final loss claims.

An evaluation or appraisal obtained for servicing actions must be maintained in the lender's loan file.

D Situations Where Appraisals or Evaluations Are Not Required

[7 CFR 762.127(a)(2)] The lender is not required to complete an appraisal or evaluation of collateral that will serve as additional security, but the lender must provide an estimated value.

Appraisals or evaluations are not required on property to be taken as additional security that is clearly in excess of what is needed to fully secure the loan. The lender shall provide an estimate of value on the Application for Guarantee * * *, as applicable.

E Appraisal Costs

[7 CFR 762.127(a)(3)] Except for authorized liquidation expenses, the lender is responsible for all appraisal costs, which may be passed on to the borrower or transferee in the case of a transfer and assumption.

Appraisal costs may be deducted from security proceeds when part of authorized liquidation expenses.

182 Chattel Appraisals (7 CFR 762.127(b))

A When Are Chattel Appraisals Required

[7 CFR 762.127(b)(1)] A current appraisal (not more than 12 months old) of primary chattel security is required on all loans except loans or lines of credit for annual production purposes secured by crops, which require an appraisal only when the guarantee is requested late in the current production year and actual yields can be reasonably estimated. An appraisal is not required for loans of \$50,000 or less if a strong equity position exists.

B Techniques

[7 CFR 762.127(b)(2)] The appraised value of chattel property will be based on public sales of the same or similar property in the market area. In the absence of such public sales, reputable publications reflecting market values may be used.

Appraisals on machinery, farm equipment, and livestock will be based on recent auction sales in the local area, where possible. However, if the number and frequency of sales is limited, it may be necessary to consult published prices.

--182 Chattel Appraisals (7 CFR 762.127(b)) (Continued)*C Reports**

[7 CFR 762.127(b)(3)] Appraisal reports may be on the Agency's appraisal of chattel property form or on any other appraisal form containing at least the same information.

D Appraiser Qualifications

[7 CFR 762.127(b)(4)] Chattel appraisals will be performed by appraisers who possess sufficient experience or training to establish market (not retail) values as determined by the Agency.

The important qualification for chattel appraisers is the ability to establish the value of equipment as reflected at auction sales. An appraiser's qualifications can be demonstrated through their years of experience, number of appraisals performed, and any relevant education or training.

183 Real Estate Security (7 CFR 762.127(c))**A Loans of \$250,000 or Less**

[7 CFR 762.127(c)(1)] For loans of \$250,000 or less, the lender must document the value of the real estate by applying the same policies and procedures as their non-guaranteed loans.

Federal regulators published Interagency Appraisal and Evaluation Guidelines detailing both when a lender may use an evaluation of collateral rather than obtain an appraisal, and the standards that an evaluation must meet. An evaluation is an alternative method to establish collateral value. When requested, lenders must be able to support they have met the requirements contained in the Interagency Appraisal and Evaluation Guidelines.

Interagency Appraisal and Evaluation Guidelines direct lenders to establish policies outlining when to obtain an appraisal. These policies should consider the borrower's risk characteristics, the collateral's expected loan-to-value ratio, the type of property involved, and other factors. FSA expects the lender to:

- apply these same policies to guaranteed loans
- request an appraisal when they would do so for nonguaranteed loans, such as when the expected loan-to-value is above their established standards.

Authorized agency officials have the discretion to require an appraisal, but will do so **only** for loans with unusually high risk factors. Justification for this requirement will be clearly documented.--*

183 Real Estate Security (7 CFR 762.127(c)) (Continued)

A Loans of \$250,000 or Less (Continued)

An acceptable evaluation must:

- identify the location of the property
- provide a description of the property, including any improvements and its current and projected use
- provide confirmation that the property was physically inspected and the date of the inspection
- describe the analysis performed and supporting information used to determine the property's market value
- provide information supporting the preparer's experience and other qualifications to complete the evaluation and independence from the loan transaction

Note: Qualifications may be demonstrated through years of experience, number of appraisals or evaluations performed, and any other relevant education or experience.

- include an effective date of the evaluation and a signature of the preparer.

When requested, the lender must demonstrate that the method or tools used to determine value is consistent with safe and sound lending practices. This includes supporting the qualifications of the person completing the evaluation or the validity of any automated tool used.

B Loans Greater Than \$250,000

[7 CFR 762.127(c)(2)] For loans greater than \$250,000, the lender must document the value of real estate using a current appraisal (not more than 18 months old) completed by a State Certified General Appraiser. Real estate appraisals must be completed in accordance with USPAP. Restricted reports as defined in USPAP are not acceptable. The Agency may allow an appraisal more than 18 months old to be used only if documentation provided by the lender reflects each of the following:

- (i) Market conditions have remained stable or improved based on sales of similar properties,**
- (ii) The property in question remains in the same or better condition, and**
- (iii) The value of the property has remained the same or increased.**

Note: Appraisals more than 18 months old may be used for all loans, including loans of \$250,000 or less.

PLP lenders must maintain documentation in their loan file supporting these criteria. The loan narrative will include a discussion supporting use of an appraisal over 18 months.--*

183 Real Estate Security (7 CFR 762.127(c)) (Continued)**B Loans Greater Than \$250,000 (Continued)**

[7 CFR 762.127(c)(3)] Agency determinations under paragraph (c)(2) of this section
***--(this subparagraph) to permit appraisals more than 18 months old are not appealable.**

Note: When using an appraisal over 18 months old, all collateral and loan approval--* considerations will be based on the market value stated on the appraisal. The value will not be adjusted for time or any other reason.

Generally, the 3 approaches to value are required when all are necessary to produce credible assignment results. Appraisal development may, however, be limited in nature as established in the scope of work. An appraisal that has been limited in scope might result in an exclusion of 1 or more of the approaches to value, if deemed unnecessary or not representative. An example of this might be the exclusion of the cost approach to value when appraising cropland where there are no improvements or when the improvements are functionally obsolete and have no remaining contributory value.

The appraisal report must be a USPAP compliant appraisal report. Restricted reports, as defined in USPAP, are normally only for internal use, may be simply a letter of value, have limited information, and are not acceptable for guarantee requests.

184-194 (Reserved)

Subsection 4 Maximum Loss for Percent of Loan Guarantee

195 Percent of Guarantee (7 CFR 762.129 and 762.130)

A Standard Guarantee

[7 CFR 762.129(a)] The percent of guarantee will not exceed 90 percent based on the credit risk to the lender and the Agency both before and after the transaction. The Agency will determine the percentage of guarantee.

[7 CFR 762.129(c)] All guarantees issued to CLP and PLP lenders will not be less than 80 percent.

[7 CFR 762.129(b)(2)] For CLs, the guarantee will be issued at 80 percent regardless of the lender's status or timeframes.

Exceptions to the standard guarantee limits are described in paragraph 196.

B PLP Lenders

Most loans will be guaranteed at 90 percent of the loan amount and cannot exceed 90 percent except as described in paragraph 196. The proposed percent of guarantee will be included on the Conditional Commitment.

[7 CFR 762.130(a)(2)] Complete applications from PLP lenders will be approved or rejected not later than 14 calendar days after receipt. If the 14 day timeframe is not met, the application will automatically be approved, subject to funding, and receive an 80 or 95 percent guarantee for FO or OL and 80 or 90 percent guarantee for CL, as appropriate.

A guaranteed loan application cannot be approved before the appropriate environmental review is completed and approved. In the case of a PLP lender, if an approval/rejection decision is not made within 14 calendar days of a complete application, FSA will consider feasibility requirements met and will conduct no further financial analysis after that point. However, the application will not be approved, funds will not be obligated, and the conditional commitment will not be issued until after the appropriate environmental review is completed and approved.

--This environmental review, conducted by FSA (using FSA-850 or an environmental assessment), focuses on the proposed use of loan funds and the environmental compliance of the action being supported by FSA funds. This is unrelated to the lender's own environmental due diligence (FSA-851 or other similar forms) which focuses on the suitability of loan security. See subparagraph 208 C for information about the lender's environmental due diligence requirements.--

After the automatic approval, a PLP lender that had requested a higher percent of guarantee may request that FSA continue to process the request. This would be noted by the lender when returning the Conditional Commitment or by letter.

195 Percent of Guarantee (7 CFR 762.129 and 762.130) (Continued)

***--C Maximum Loss**

**[7 CFR 762.129(d)] The maximum amount the Agency will pay the lender under the--
* loan guarantee will be any loss sustained by such lender on the guaranteed portion
including:**

- **the pro rata share of principal and interest indebtedness as evidenced by the note or by assumption agreement**
- **any loan subsidy due and owing**
- **the pro rata share of principal and interest indebtedness on secured protective and emergency advances**
- **principal and interest indebtedness on recapture debt pursuant to a shared appreciation agreement. Provided that the lender has paid the Agency its pro rata share of the recapture amount due.**

*** * ***

196 Exception to Standard Guarantee Limits (7 CFR 762.129)

A Exceptions for FO and OL

*--[7 CFR 762.129(b)(1)] For OL's and FO's, the guarantee will be issued at 95 percent when:

- a loan is made to a qualified beginning farmer or socially disadvantaged farmer; or
- the sole purpose of a guaranteed FO or OL loan is to refinance an Agency direct farm loan. When only a portion of the loan is used to refinance a direct Agency loan, a weighted percentage of a guarantee will be provided; or--*

Note: The guarantee will be issued at 95 percent, regardless of lender type. When only a portion of a guaranteed OL or FO will be used to refinance an FSA direct farm loan, the guarantee percent will be calculated based upon a weighted percentage of the refinanced loan to total loan, rounded up to the next whole percent. The following example demonstrates how the weighted percentage is calculated.

- A farmer has a direct loan with an outstanding balance of \$90,000.
- The lender is applying for a \$300,000 FO.
- The percent of guarantee on the new guaranteed loan without the refinancing is 90 percent.

The weighted average guarantee is calculated as follows.

$$\begin{array}{r}
 \frac{\text{Outstanding}}{\text{direct loan}} \\
 \hline
 \text{Guaranteed loan amount.}
 \end{array}
 \times 95\% +
 \begin{array}{r}
 \text{Portion of guaranteed loan} \\
 \text{not refinancing direct loan} \\
 \hline
 \text{Guaranteed loan amount.}
 \end{array}
 \times \text{Percent of guarantee.} =$$

$$\frac{90,000}{300,000} \times 95\% + \frac{300,000 - 90,000}{300,000} \times 90\% = 91.5 \text{ percent}$$

The weighted average guarantee must be rounded up to the next whole percent, so the guarantee in this example would be 92 percent.

196 Exception to Standard Guarantee Limits (7 CFR 762.129) (Continued)

A Exceptions for FO and OL (Continued)

- *--the purpose of an FO loan guarantee is to participate in the down payment--*
loan program; or

Note: The down payment loan program is a loan made under 3-FLP, Part 7, Section 2 provisions.

- *--a guaranteed OL is made to a farmer who is participating in the Agency's--*
down payment loan program; or

Notes: The guaranteed OL must be made during the period that a borrower has the down payment loan outstanding.

Applicants are not required to be beginning, socially disadvantaged, or veteran farmer to qualify for a 95 percent guarantee. There only must be an outstanding balance on a down payment loan at the time the guaranteed OL is closed, or there is a direct down payment loan approved but funding is not available at the time the guaranteed OL is closed.

- loans made under a State beginning farmer program where a memorandum of understanding between the State and USDA has been approved by DAFLP; or
- *--a guaranteed OL is made to a farmer who farms land subject to the jurisdiction--*
of an Indian tribe and whose loan is secured by 1 or more security instruments
that are subject to the jurisdiction on an Indian tribe.

* * *

B Exceptions for CL

[7 CFR 762.129(b)(2)] For CL's, the guarantee will be issued at 90 percent if:

- *--the applicant is a qualified socially disadvantaged farmer; or--*
- the applicant is a qualified beginning farmer.

197-207 (Reserved)

196 Exception to Standard Guarantee Limits (7 CFR 762.129)

A Exceptions

Minnesota FSA and the *--[Minnesota Rural Finance Authority](#)--* executed an updated Memorandum of Understanding (MOU) on August 3, 2011. MN Exhibit 9 is a copy of the MOU. The applicant must meet the FSA definition of a Beginning Farmer to qualify for the “automatic” 95% guarantee.

MN Exhibit 6, “Fee and Percent of Guarantee Chart” has been added to assist in clarifying situations when the percent of guarantee increases.

Section 5 Environmental and Special Laws

208 Environmental Requirements (7CFR 762.128)

A Overview

MN 2-FLP, Exhibit 10, “Lenders Environmental Certification Guide” is a guide for lender’s use when completing the environmental certification questions found on the guaranteed application form, FSA-2211.

Section 5 Environmental and Special Laws**208 Environmental Requirements (7 CFR 762.128)****A Overview**

Lenders must consider environmental issues when making guaranteed loans. Authorized agency officials should consult 7 CFR part 12 and 799, for guidance on what FSA must do *--to comply with the various environmental statutes and Executive Orders on issues such--* as HEL, wetlands, floodplains, and hazardous waste.

All lenders will assist in the environmental review process by providing information requested by the authorized agency official. In all cases, the lender must keep documentation of their investigation in the applicant's case file. Lenders must certify that documentation is in their files and that all applicable laws have been considered before FSA will issue a guarantee.

B Environmental Requirements

The requirements found in 7 CFR parts 12 and 799, must be met for guaranteed OL, FO, and CL. CLP, PLP, and MLP lenders may certify that they have documentation in their file to demonstrate compliance with this section. Standard eligible lenders must submit evidence supporting compliance with this section.

The Agency determination of whether an environmental problem exists will be based on:

- **the information supplied with the application**
- **the Agency official's personal knowledge of the operation**
- **environmental resources available to the Agency including, but not limited to, documents, third parties, and governmental agencies**

208 Environmental Requirements (7 CFR 762.128) (Continued)**B Environmental Requirements (Continued)**

- **a visit to the farm operation when the available information is insufficient to make a determination**
- **other information supplied by the lender or applicant upon Agency request. If necessary, information not supplied with the application will be requested by the Agency.**

Lenders will assist in the environmental review process by providing environmental information. In all cases, the lender must retain documentation of their investigation in the applicant's case file.

It is the responsibility of the authorized agency official to complete the proper level of ~~environmental review for each loan application as required in 7 CFR Part 799 and 1-EQ.~~
The certification by the lender on Application for Guarantee does not certify that the loan request is in full compliance with the environmental requirements. The certification only demonstrates that reasonable investigations have been completed for certain items.

C Hazardous Substances

All lenders are required to ensure that due diligence is performed in conjunction with a request for guarantee of a loan involving real estate. The Agency will accept as evidence of due diligence the most current version of the American Society of Testing Materials (ASTM) transaction screen questionnaire available from 100 Barr Harbor Drive, West Conshohocken, Pennsylvania 19428-2959, or similar documentation, supplemented as necessary by the ASTM Phase I environmental site assessments form.

208 Environmental Requirements (7 CFR 762.128) (Continued)

C Hazardous Substances (Continued)

The presence of hazardous substances that have been released can reduce a property's value, because of the regulatory and cleanup costs associated with contaminated soils and groundwater. The lender is responsible for conducting a due diligence investigation on the subject property. Of concern is the presence of contamination from hazardous substances or petroleum products and their impact on the market value of the property.

The lender is expected to conduct a site visit with the applicant. If real estate will be taken as primary security, the lender must:

- complete the American Society of Testing and Materials' Standards e-1528, Transaction Screen Questionnaire, FSA Environmental Risk Survey Form, or similar questionnaires or screening tools meeting the requirements outlined by their respective regulator (FDIC, OCC, FCA, etc.).

Notes: The lender is responsible for ensuring that an adequate level of due diligence review is conducted. Failure of a lender to do so **could** potentially result in a reduction or denial of a loss claim.

If similar questionnaires or screening tools used by a lender require that the applicant provide information for the review, the lender must also review the form and provide acknowledgement that they have reviewed the form and certified its accuracy.

If a lender's regulator does not outline environmental due diligence requirements, the lender should use the American Society of Testing and Materials' Standards e-1528, Transaction Screen Questionnaire, FSA Environmental Risk Survey Form, or should use those forms as a guide for their own questionnaire.

- indicate on the Application for Guarantee * * * and explain if the questionnaire indicates a problem may exist

Note: Lenders can attach a copy of the questionnaire if it indicates that a problem may exist. However, submission of the questionnaire is not required if it appears that there are no potential problems.

- indicate on the Application for Guarantee * * * if the questionnaire indicates no problem was discovered
- keep the questionnaire in the borrower's case file.

If the lender's review indicates a potential problem, the lender should submit enough information in the due diligence process so that the authorized agency official, in most cases, can review the information without having to visit the farm. However, if the lender's review does NOT indicate any potential problems, submission of the due diligence information to the Agency is not required, but it must be maintained in the lender's loan file.

208 Environmental Requirements (7 CFR 762.128) (Continued)

D Wetlands and HEL

The applicant must certify that they will not violate the provisions of Section 363 of the “ACT”, the Food Security Act of 1985, and Executive Order 11990 relating to Highly Erodible Land and Wetlands.

The authorized agency official must:

- ensure that the applicant has certified they:
 - will not violate HEL and WC provisions
 - are not currently out of compliance with HEL or WC provisions
- determine that loan funds will not be used for a purpose that will contribute to a violation of HEL and WC provisions.

--See 1-FLP, subparagraph 222 C for guidance to identify potential wetlands that may be impacted by the proposed action.--

According to 6-CP, applicants must certify that they will not violate HEL and WC provisions by completing and executing AD-1026 for each tract of land in which they have a farming interest.

--If question 6, 7A, 7B, or 7C is answered “yes” by the applicant, then AD-1026 will be referred to NRCS for a HEL or wetland determination as appropriate.--

A conservation plan may be required if the property contains HEL. If a conservation plan is required, NRCS should be contacted to:

- determine what the conservation plan will contain
- evaluate if the applicant has the resources to carry out the plan.

The authorized agency official should consider the proposed use of loan funds, the contents of the conservation plan, if a conservation plan exists, and changes in land use when determining whether an applicant is likely to violate HEL and WC provisions.

208 Environmental Requirements (7 CFR 762.128) (Continued)

E Floodplains

A determination must be made as to whether there will be any potential impacts to a 100 year floodplain as defined by Federal Emergency Management Agency floodplain maps, Natural Resources Conservation Service data, or other appropriate documentation.

FSA must:

- avoid impacting floodplains, where practicable, by seeking and reviewing alternatives as part of the environmental assessment process
- mitigate potential adverse impacts to the floodplain when avoidance is not possible
- obtain all required floodplain development permits when it is necessary to perform construction within a floodplain.

Note: The lender shall keep a copy of the appropriate floodplain map in their files.

F Water Quality Standards

The lender will assist the borrower in securing any applicable permits or waste management plans. The lender may consult with the Agency for guidance on activities which require consultation with State regulatory agencies, special permitting or waste management plans.

The authorized agency official and lender must ensure that applicants are in compliance with Federal and State Water Quality Standards, including Storm Water Discharge Permit requirements for certain construction activities. Although the permit requirements may vary from State to State, there are some types of operations that usually require special permits.

Example: Large confinement livestock operations frequently require special permits or waste management plans under State water quality laws.

208 Environmental Requirements (7 CFR 762.128) (Continued)**F Water Quality Standards (Continued)**

Lenders are expected to:

- consult with FSA for guidance on those activities that require State agency consultation, special permitting, or waste management plans
- conduct a site visit to the applicant's farm
- indicate on the Application for Guarantee * * * the need for special permits or plans or if potential problems exist

Note: If special permits or plans exist, the lender should describe them and indicate the status of the permits and plans in the application.

- indicate if no problem is evident and that the farmer is in compliance with permits and plans
- record the farm visit in the applicant's case file and keep copies of waste management plans and permits as appropriate.

209 National Historic Preservation Act (7 CFR 762.128(c)(3))

A Requirements

The lender will examine the security property to determine if there are any structures or archeological sites which are listed or may be eligible for listing in the National Register of Historic Places. The lender may consult with the Agency for guidance on which situations will need further review in accordance with the National Historical Preservation Act and 7 CFR Part 799.

FSA is required to take into account the effects of its actions on historic property that is ~~*-~~listed or may be eligible for listing on the National Register of Historic Places. FSA may require assistance from the lender, but FSA is responsible for the final decision.--*

Exception: FSA may not delegate the responsibility of consulting with the Tribal Historic Preservation Officer and any other interested Tribe.

FSA expects the lender to:

- consult with the authorized agency official for guidance on what situations will need historic property review and consultation

IF the proposed loan is for an activity that is...	THEN...
not an undertaking of National Historic Preservation Act, Section 106, or it is an undertaking but has no potential to impact historic properties if these properties may be present	no further Section 106 review is required; FSA personnel may see the EQ series for further information and guidance on undertakings.
for an activity that is an undertaking of the National Historic Preservation Act, Section 106 and has the potential to impact historic properties if these properties may be present	further Section 106 review is required.

Examples: Historic properties include structures over 50 years old, sites of any age with significant historic or archaeological value, and burial grounds.

209 National Historic Preservation Act (7 CFR 762.128(c)(3)) (Continued)

A Requirements (Continued)

- examine the farm property and question the owner, if available

* * *

- check other sources of information, such as local historical societies or universities
- indicate on the Application for Guarantee and describe, include a picture if available, if property has structures or archaeological sites that may be eligible for listing in the National Register of Historic Places
- indicate on the Application for Guarantee if the property has no structures or archaeological sites that may be eligible
- document in the applicant's case file the site visit and consultation about the presence or absence of historic property
- provide information, as necessary, to the authorized agency official for use in completing the environmental review.

210 Equal Opportunity and Nondiscrimination (7 CFR 762.128(d))**A Equal Opportunity and Nondiscrimination**

With respect to any aspect of a credit transaction, the lender will not discriminate against any applicant on the basis of race, color, religion, national origin, sex, marital status, or age, provided the applicant can execute a legal contract. Nor will the lender discriminate on the basis of whether all or a part of the applicant's income derives from any public assistance program, or whether the applicant in good faith, exercises any rights under the Consumer Protection Act.

Determinations of whether a guaranteed lender or contractor has discriminated against an applicant or borrower, or otherwise violated ECOA, will not be made by FSA. If the authorized agency official receives a complaint of discrimination from a guaranteed loan borrower or applicant, they will note the complaint and request that the borrower contact the lender directly to obtain information on how to file a complaint with the proper regulatory or enforcement authority. If requested by the borrower or applicant, the authorized agency official will contact the lender for this information and provide it to the borrower.

If the guaranteed loan borrower or applicant wants to file a discrimination complaint against FSA or an FSA employee in connection with a guaranteed loan or application, the authorized agency official should inform the applicant of the procedures for filing a *--complaint. The lender should continue with loan making and servicing actions without--* regard for resolution of the complaint.

B Construction Contracts

Where the guaranteed loan involves construction, the contractor or subcontractor must file all compliance reports, equal opportunity and nondiscrimination forms, and otherwise comply with all regulations prescribed by the Secretary of Labor pursuant to Executive Orders 11246 and 11375.

211 Other Federal, State, and Local Requirements (7 CFR 762.128(e))**A Other Requirements**

Lenders are required to coordinate with all appropriate Federal, State, and local agencies and comply with special laws and regulations applicable to the loan proposal.

212-222 (Reserved)

Part 9 IA Program (7 CFR 762.150)

223 Purpose of IA Program

A Purpose

The IA Program enables lenders to provide credit to operators of family farms who lack financial resources to meet standard repayment terms, as compared to other operators of similar type operations. IA is intended to assist farmers who have low production or suffered the effects of a natural disaster or adverse economic conditions. Beginning farmers are also specifically targeted by FSA for increased assistance because of their inability to access private credit programs. The IA program could provide such applicants with the assistance needed to get them through the difficult early years as they accumulate farm assets and become financially viable.

B Ensuring Applicant's Eligibility

Under this program, FSA enters into an agreement with the lender to reimburse the lender 4 percentage points on the Guaranteed OL, in exchange for the lender reducing the interest rate charged to the borrower by that amount. If a lender is unsure of the applicant's eligibility, the local FSA office should be contacted.

*--C IA Funding

According to FR Notice published on November 22, 2011, IA funding is **not** available for new applications. Therefore, the provisions of this part are applicable to existing IA agreements only. Actions associated with existing IA agreements will be taken as appropriate.--*

224 General Rules (7 CFR 762.150(b))

A Summary of Eligibility Requirements

In addition to the eligibility requirements to receive a Guaranteed OL, outlined in paragraphs 108 and 109, an eligible applicant for IA, must meet the following requirements:

- a feasible plan cannot be achieved without IA, but can be achieved with IA

Note: Additionally, a typical plan must demonstrate that the borrower will have a feasible plan throughout the term of the loan, even after the IA subsidy payment ceases, if applicable.

- must **not** have received IA for 5 or more years

Note: See exceptions for beginning farmers and others outlined in subparagraphs 224 I and J.

- must **not** have received IA on guaranteed loans of \$400,000 or more

224 General Rules (7 CFR 762.150(b)) (Continued)

A Summary of Eligibility Requirements (Continued)

- must **not** have a Debt to Asset ratio of less than 50 percent

Note: This does not apply to beginning farmers.

- must consider any significant non-essential assets.

Interest Assistance is available only on new guaranteed Operating Loans (OL).

FSA-2221 will not be executed on any guaranteed loan that was obligated without IA.

B Feasible Plan

To be eligible for IA, **the lender's cash flow budget for the guaranteed loan applicant must reflect the need for interest assistance and the ability to cash flow with the subsidy.**

The lender must document that the following conditions have been met for the applicant to be eligible for interest assistance:

- **A feasible plan** (as defined in Exhibit 2) **cannot be achieved without interest assistance, but can be achieved with interest assistance.** The lender will conduct a "needs test" and document it in either Application for Guarantee, Part G or in the loan narrative, submitted to FSA.
- **If significant changes in the borrower's cash flow budget are anticipated after the initial 12 months, then the typical cash flow budget must demonstrate that the borrower will still have a feasible plan following the anticipated changes, with or without interest assistance.**
- A borrower may qualify for IA with either an initial or typical cash flow budget where cash inflows are less than outflows. The borrower may receive an IA payment the first year, even if the budget shows it is not needed in the first year of the agreement.
- **The typical cash flow budget must demonstrate that the borrower will have a feasible plan throughout the term of the loan.** If the maturity date of the loan exceeds the maturity date of the IA Agreement, the borrower must demonstrate the ability to make the scheduled payments without the subsidy after the IA agreement matures. The lender must demonstrate that the producer has long term viability, but it is not necessary to complete another cash flow budget. This viability may be documented by the lender in the narrative submitted to FSA.

Investment in capital expenditures may be made to maintain existing operations, improve efficiencies, or expand the business. These expenditures often come in increments and typically require funding from sources other than those generated internally from operations. Lenders will ensure that excess cash has not been used to purchase capital assets in order to reduce the cash flow to qualify for IA. If excess cash was used in the purchase of capital assets, the lender will document why.

C Nonessential Assets

The lender must determine that **the borrower, including members of an entity, does not own any significant assets that do not contribute directly to essential family living or farm operations. The lender must determine the market value of any such non-essential assets and prepare a cash flow budget and interest assistance calculations based on the assumption that these assets will be sold and the market value proceeds used for debt reduction. If a feasible plan can then be achieved, the borrower is not eligible for interest assistance.**

Significant nonessential assets, as defined in Exhibit 2, such as vacation homes, hunting lodges, certificates of deposit, stocks, bonds, etc., which do not contribute directly to essential family living or farm operations, are considered to be nonessential assets, and must be considered in preparing the cash flow budget. The lender must prepare a cash flow budget based on the assumption that the value of these assets will be used for debt reduction. If a feasible plan can then be achieved, the borrower is not eligible for IA.

Lenders should obtain a balance sheet on all entity members and consider the assets of all members.

Reasonable, qualified IRS retirement accounts are not considered to be nonessential and therefore, will not be considered in this limitation.

D Debt to Asset Ratio

A borrower may only receive interest assistance if their total debts (including personal debts) prior to the new loan exceed 50 percent of their total assets (including personal assets). An entity's debt to asset ratio will be based upon a financial statement that consolidates business and personal debts and assets of the entity and its members. Beginning farmers, as defined in Exhibit 2, are excluded from this requirement.

Applicants who have a debt to asset ratio of less than 50 percent before the new loan being made are not eligible for IA. Lenders will ensure that assets are valued in a consistent manner over time, ensuring that they are not misstated in quantity, quality, or value, to qualify for IA. The Lender will use reasonable, supportable values for all assets. Liabilities will be verified according to their lender status.

Lenders should include discussion of IA eligibility issues, including debt to asset ratios in their loan narrative. On a case-by-case basis, FSA may request additional information from any lender or review the lender's files as needed to make eligibility and approval decisions.

Note: Intentional misrepresentation of asset values will not be permitted. Such abuse, of which the lender is aware or condones, may be considered fraud or misrepresentation and may be grounds for FSA not to honor the guarantee as outlined in Lenders Agreement, Part B.

224 General Rules (7 CFR 762.150(b)) (Continued)

E Terms

The typical term of scheduled loan repayment will not be reduced solely for the purpose of maximizing eligibility for interest assistance. A loan must be scheduled over the maximum term typically used by lenders for similar type loans within the limits in paragraph 137. Guaranteed OL's will be scheduled for repayment according to the terms listed below:

- **An OL for the purpose of providing annual operating and family living expenses will be scheduled for repayment when the income is scheduled to be received from the sale of crops, livestock, and/or livestock products which will serve as security for the loan.**
- **An OL for purposes other than annual operating and family living expenses (i.e. purchase of equipment or livestock, or refinancing existing debt) will be scheduled over 7 years from the effective date of the proposed interest assistance agreement, or the life of the security, whichever is less.**
- An OL should not be requested if an FO would be more appropriate, based on loan purposes and collateral.

Balloon installments are permitted if longer terms are needed.

224 General Rules (7 CFR 762.150(b)) (Continued)

F Maximum Amount of Assistance

The maximum total guaranteed OL debt on which a borrower can receive interest assistance is \$400,000, regardless of the number of guaranteed loans outstanding. This is a lifetime limit.

In the case of a borrower with multiple guaranteed loans with one lender, interest assistance can be applied to each loan, only to one loan or any distribution the lender selects, as necessary to achieve a feasible plan, subject to subparagraph 224 C.

As of June 8, 2007, applicants, including entity members, are limited to a total of \$400,000 in loans receiving IA over their lifetime. However, IA loans governed by FmHA-1980-64's, FSA-1980-64's, or RD-1980-64's that are executed before June 8, 2007, are not included in this limitation.

Once an FSA-2221 is executed on a loan, the loan amount is subtracted from the \$400,000 lifetime limit. Repayment of an IA loan in part or in full will not permit that amount to be obligated again. Subsequent advances on lines of credit are not counted as additional obligations.

Requests are subject to the overall guaranteed loan limits as published in subparagraph 244 A. Lenders may request a combination of subsidized and non-subsidized funds if the borrower's credit needs exceed \$400,000. If this occurs, FSA will split the request into 2 obligations and issue two Conditional Commitments. The lender will close the loans using 2 promissory notes and FSA will issue a Loan Guarantee for each note.

The terms of both loans should be consistent and in compliance with the limitations outlined in subparagraph E. The lender may choose to apply payments pro-rata between the 2 loans or according to the lender's normal banking practices.

224 General Rules (7 CFR 762.150(b)) (Continued)

G Rate of Interest

***--The lenders rate of interest will be set according to 7 CFR 762.124(a).**

As outlined in paragraph 135, if a variable rate is used, it must be tied to a rate specifically agreed to between the lender and borrower in the loan instruments. Variable rates may change according to the normal practices for the lender, but the frequency of change must be specified in the loan or LOC instrument. The rate cannot exceed the maximum rate allowed on date of closing.--*

The lender will reduce the interest rate charged the borrower's account by at least the amount of IA.

H Maximum Time for Which IA is Available for Non-Beginning Farmers

A borrower may only receive interest assistance for one 5-year period. The term of the interest assistance agreement executed under this section shall not exceed 5 consecutive years from the date of the initial agreement signed by the applicant, including any entity members, or the outstanding term of the loan, whichever is less. This is a lifetime limit.

As of June 8, 2007, all new FSA-2221's (including those for beginning farmers) will expire no more than 5 years from the date of the first IA agreement signed by the applicant. Agreements on subsequent IA loans, executed within that 5-year period will also expire no more than 5 years from the date of the first FSA-2221 signed by the applicant. FmHA-1980-64's, FSA-1980-64's, or RD-1980-64's in effect before June 8, 2007, are not impacted by this 5-year limitation.

FSA will document the effective date of the first FSA-2221 in GLS Loan View Screen for each party that will sign the notes. The 5-year period starts on the date of the first FSA-2221, executed by the applicant (including entity members) and does not stop, even if the loan is paid in full. A review of the borrower's agency history will be used to determine which entity members, if applicable, have previously received IA.

224 General Rules (7 CFR 762.150(b)) (Continued)

I Maximum Time Available for Beginning Farmers

Beginning farmers, as defined in Exhibit 2, may be considered for two 5-year periods. The applicant must meet the definition of a beginning farmer and meet the other eligibility requirements outlined in subparagraphs 224 B and C at the onset of each 5-year period. A needs test will be completed in the 5th year of IA eligibility for beginning farmers, to determine the continued eligibility for a second 5-year period.

To be eligible for the second 5-year period, the applicant must meet the definition of a beginning farmer, meet the feasible plan and non-essential assets requirements, and not have received \$400,000 in IA loans, at the beginning of the second 5-year period.

When determining whether or not the borrower continues to meet the definition of a beginning farmer, all the factors that make up the regulatory definition of a beginning farmer will be considered. The year the applicant, or any member of an entity applicant, first reported farm income to IRS, whether as an individual or entity member, should be used to determine the number of years farming.

For existing IA loans, a needs test, as outlined in subparagraph B, will be completed and documented by the lender for beginning farmers in the fifth year after the effective date of the first FSA-2221 to determine eligibility for an additional 5 year period. This is discussed further in subparagraph 228 B.

224 General Rules (7 CFR 762.150(b)) (Continued)

J Transition Rule

Notwithstanding the limitation of subparagraph H, a new interest assistance agreement may be approved for eligible borrowers to provide interest assistance through June 8, 2009, provided the total period does not exceed 10 years from the effective date of the original interest assistance agreement.

The objective of this transition rule is to provide a borrower with at least 2 years notice of this regulation change which reduces the years of eligibility from 10 years to 5 years, to give them time to prepare for the reduced period of eligibility.

- New FSA-2221's, for applicants with an effective date on their first IA agreement after June 8, 2004, will mature 5 years after the effective date of their first IA agreement or the maturity date of the loan, whichever is earlier.
- New FSA-2221's, for applicants with an effective date on their first IA agreement between June 8, 1999, and June 8, 2004, will mature on June 8, 2009, or the maturity date of the loan, whichever is earlier.
- New FSA-2221's, for borrowers with an effective date on their first IA agreement between June 8, 1997, and June 8, 1999, will mature 10 years from the effective date of their first IA agreement.
- Borrowers with an effective date on their first IA agreement before June 8, 1997, are not eligible for IA.

225 Application Requirements (7 CFR 762.150(a))**A Applying for IA**

In addition to the loan application items required by Part 5, to apply for IA, requests from all lender types must include:

- a current balance sheet (including entity members), with supporting schedules
- a completed cash flow budget, according to subparagraph 224 B
- an IA “needs test” according to subparagraph 224 B (included in Application for Guarantee, Part G or the loan narrative).

Notes: See subparagraph 224 B for more details of the feasible plan requirements. All applications for IA where FSA-1980-64’s were not effective (loan closed and FSA-1980-64’s executed by the lender) before June 8, 2007, will need to meet the requirements as set forth in this handbook. Applications not meeting the new criteria will be denied according to paragraph 229.

IA can be applied to each loan, only to 1 loan, or any distribution the lender selects; however, IA is only available on as many loans as necessary to achieve a feasible plan.

B Lender Procedures

Lenders will follow their own internal procedures concerning the completion of monthly cash flow budgets for lines of credit.

226 Evaluating and Approving or Denying IA Requests

A Evaluating IA requests

--Applications for IA will be evaluated according to Part 8. Additionally, FSA shall-- determine whether or not all applicable requirements of this Part have been met. The approval official shall check that:

- all mathematical computations are accurate
- the loan and applicant are eligible (paragraph 224).

B Approving IA Requests

--IA may be approved only on new guaranteed OL's. FSA-2221 will not be executed on-- any guaranteed loan that was not originally obligated with IA.

If the approval official determines that IA can be approved, the approval official shall do the following.

Step	Action
1	Prepare FSA-2231. FSA-2231 is used to obligate FSA funds including IA: <ul style="list-style-type: none"> • for new loans • when the term of IA is to be extended.
2	Execute FSA-2231.
3	Verify that the obligation of funds has been completed on GLS. Place a printout of the GLS screen in the case file. * * *
4	For requests to extend the term of IA on existing guaranteed loans, the approval official will notify the lender in writing, using the following guide letter, that the request has been approved.

226 Evaluating and Approving or Denying IA Requests (Continued)**B Approving IA Requests (Continued)**

Date: _____

Dear _____:

This letter extends the Interest Assistance Agreement for *(insert name of borrower)*, on loan number *(insert loan number from FSA-2221, Part A, item 7)* in the original principal amount of *(insert principal amount from FSA-2221, Part A, item 6)*. The Interest Assistance Agreement, scheduled to expire on *(insert date from FSA-2221, Part B, item 1b)*, is hereby extended until *(insert expiration date)*. This extension is made in accordance with Part B, item 1, of that Interest Assistance Agreement, and all conditions contained in the Interest Assistance Agreement remain in effect.

If you have any questions, please contact this office.

Sincerely,

(title)

C Denying IA Requests

If the applicant is found ineligible or the request cannot be approved for other reasons, the approval official shall notify the applicant, with a copy to the lender, according to paragraph 229.

227 IA Closing (7 CFR 762.150(h), (i))

A Closing Requirements

Guaranteed loans will be closed according to paragraph 247.

Note: If the lender indicates 360/365 accrual method on the promissory note on FSA-2236, item 28, ENTER “365”.

- **The lender and borrower must execute an interest assistance agreement as prescribed by the Agency.**

The lender may select at the time of loan closing the date they * * * wish to receive an interest assistance payment. That date will be included in the interest assistance agreement.

B Executing FSA-2221

FSA, lender, and borrower shall execute FSA-2221 and provide the original to the lender.

***--Note:** In no case will FSA-2221 be executed by FSA before verification of the obligation of OL funds with IA.--*

228 Request for IA Payment or Continuation (7 CFR 762.150(i)) (Continued)**A Rules for IA Claims and Agreements**

Borrowers with IA Agreements signed before June 8, 2007, will continue to receive IA under the terms and conditions of those agreements, not to exceed 10 years from the date they entered into their first IA agreement.

The initial and final claims submitted under an agreement may be for a period less than 12 months. All other claims will be submitted for a 12 month period, unless there is a lender substitution during the 12 month period in accordance with this section.

Claim period coverage will be as follows:

- the initial claim will cover the entire period between the effective date of the agreement and the end of the claim period
- subsequent requests must cover 12-month periods of IA, and must be prepared by the lender.

A claim should be filed within 60 days of its due date. Claims not filed within 1 year from the due date will not be paid, and the amount due the lender will be permanently forfeited. FSA-2222 should be submitted even if the claim amount is 0.

For FmHA-1980-64's, FSA-1980-64's, or RD-1980-64's signed before June 8, 2007, if a claim is submitted without an analysis of the operation and documentation of the need for continuation of IA, the claim will not be processed until it is submitted by the lender. Claims based on FSA-2221's, signed after June 8, 2007, do not require documentation of need for the continuation of IA.

228 Request for IA Payment or Continuation (7 CFR 762.150(i)) (Continued)**B Rules for Continuation of IA Agreements**

Requests for continuation of interest assistance for agreements dated prior to June 8, 2007 will be supported by the lender's analysis of the applicant's farming operation and need for continued interest assistance as set out in their Interest Assistance Agreements. The following information will be submitted to the Agency:

- **A summary of the operation's actual financial performance in the previous year, including a detailed income and expense statement.**
- **A narrative description of the causes of any major differences between the previous year's projections and actual performance, including a detailed income and expense statement.**
- **A current balance sheet.**
- **A cash flow budget for the period being planned.** To continue IA, the cash flow budget must project that a feasible plan is not possible without subsidy, but at least a feasible plan can be achieved with 4 percent subsidy
- **A copy of the interest assistance needs analysis portion of the application form which has been completed based on the planned period's cash flow budget.**

Note: A monthly cash flow budget is required for all lines of credit and operating loans made for annual operating purposes. All other loans may include either an annual or monthly cash flow budget.

Interest Assistance Agreements dated June 8, 2007, or later do not require a request for continuation of interest assistance. The lender will only be required to submit an Agency IA payment form and the average daily principal balance for the claim period with supporting documentation.

228 Request for IA Payment or Continuation (7 CFR 762.150(i))

C Request for IA Payment

To receive an interest assistance payment, the lender must prepare and submit a claim on the appropriate Agency form. Lenders may not charge or cause a borrower with an interest assistance agreement to be charged a fee for preparation and submission of the items required for an annual interest assistance claim. Within 60 calendar days of the annual review date, all lenders should submit the following to FSA:

- FSA-2222

Notes: FSA-2222 shall be used to request payment for the previous year. A separate FSA-2222 is required for each IA loan.

The lender shall provide FSA with an EFT account number so IA payment may be transmitted to them electronically.

- a detailed statement of activity, including all disbursements and payments applied to the loan or LOC account
- detailed calculations of ADPB's for the claim period; see Exhibit 10.

Note: All claims will be supported by detailed calculations of average daily principal balance during the claim period. (For all payment claims borrowers must have met the general eligibility requirements of paragraph 108 and the applicable requirements of paragraphs 109 and 110) at the beginning of the payment period. If the borrower ceased to be eligible during the payment period, IA will only be available to the date the borrower was determined ineligible.

228 Request for IA Payment or Continuation (7 CFR 762.150(i)) (Continued)**D Interest Assistance Loans with Interest Rates Below 4 Percent**

Interest assistance payments will be four (4) percent of the average daily principal loan balance prorated over the number of days the loan has been outstanding during the payment period. For loans with a note rate less than four (4) percent, interest assistance payments will be the weighted average interest rate multiplied by the average daily principal balance.

The “ADD Interest Asst Claim” transaction in GLS programmatically calculates the IA payable by multiplying ADPB entered times 4 percent. However, FSA cannot pay an IA claim in excess of the interest that has accrued at the full note rate during the claim period.

To process an IA payment when the interest rate has averaged below 4 percent, authorized agency officials must determine ADPB by completing the following:

- total the interest that accrued at the note rate
- divide the total accrued interest by 4 percent to calculate an adjusted ADPB.

The authorized agency official shall then enter FSA-adjusted ADPB in the “Avg. Prin Balance” field to process the IA claim.

E Final Request for Payment

Upon full payment of the note or line of credit, the lender will immediately prepare the request for IA payment and submit FSA-2222 to FSA.

The final claim period may be less than 12 months.

F Final IA Request from Liquidated Accounts

In the event of liquidation, the final interest assistance claim will be submitted with the estimated loss claim or the final loss claim if an estimated loss claim was not submitted. Interest will not be paid beyond the interest accrual cutoff dates established in the loss claims according to 762.149(d)(2) and paragraphs 359 through 360.

228 Request for IA Payment or Continuation (7 CFR 762.150(i)) (Continued)**G Continuation of Beginning Farmer Agreements Beyond Original 5-Year Period**

See subparagraph:

- 224 I for continuing eligibility requirements for beginning farmers
- 230 D for specific actions necessary to obligate additional funds when additional years of IA is authorized.

If a beginning farmer receives multiple IA loans in subsequent years the lender will submit the needs test for all loans in the fifth year of the first loan closed.

To request continuation of an additional 5 years of IA for beginning farmers, lenders will submit the applicable portion of Application for Guarantee. Borrowers must meet the requirements of subparagraph 224 A and lenders will meet the requirements of subparagraph 225 A.

Note: Only the portion of the Application for Guarantee applicable to IA will need to be completed. All requests should be provided to FSA within 60 calendar days before expiration of the FSA-2221. Failure to request continuation will result in termination of the FSA-2221 upon its expiration.

IA requests for continuation will be evaluated to determine if the eligibility and application requirements of subparagraphs 224 A and 225 A have been met.

If the request for continuation of IA is denied, applicants and lenders will be notified according to subparagraph 229 A.

228 Request for IA Payment or Continuation (7 CFR 762.150(i)) (Continued)

H FSA Review of Request for IA Payment

Review IA payment requests according to the following.

Step	Action
1	FSA will review the claim and the supporting documentation within 3 workdays of receipt. If the information and the supporting documentation is not complete and correct, the reviewing official will notify the lender in writing of the actions needed to correct the request.
2	For IA agreements dated before June 8, 2007, the reviewing official shall document a comparison of actual and projected income and expenses. Any major differences from previous projections to actual performance as well as major changes from the previous year's balance sheet should be noted and discussed with the lender before a determination is made whether IA can be approved for the upcoming year. For IA agreements signed on or after June 8, 2007, proceed to step 3.
3	The authorized agency official shall complete the appropriate portion of FSA-2222 to reflect the amount of IA approved for the coming year.
4	A copy of FSA-2222 will be returned to the lender for attachment to the original FSA-2221 or FmHA-1980-64, FSA-1980-64, or RD-1980-64 for loans made before June 8, 2007.

229 Notification of Adverse Action

A Notification of FSA Action

The applicant will be notified in writing, with a copy to the lender, of all FSA decisions in which a request for IA or a request for continuation of IA is denied. The lender will be notified in writing, with a copy to the applicant, when a lender's claim for an IA payment is denied. The notification letter will provide specific reasons for the decision and appeals will be handled according to 1-APP.

230 Servicing of Loans Covered by FSA-2221 (7 CFR 762.150(j), (k), (l), (n), (p))**A Consolidation of Loans**

Loans covered by interest assistance agreements cannot be consolidated.

B Transfer and Assumption

For loans covered by an IA agreement, such loans can be transferred only when the transferee was liable for the debt on the effective date of the interest assistance agreement. Loans covered by interest assistance can be transferred to an entity if the entity is eligible in accordance with § 762.120 (paragraph 108 and applicable paragraphs 109 and 110) and § 762.150(b) (paragraph 224) and at least one entity member was liable for the debt on the effective date of the interest assistance agreement.

C Debt Writedown

When consideration is given to using a debt writedown to service a delinquent account, the subsidy level will be recalculated before any writedown. If IA is available on the loan and a feasible plan can be obtained using IA, IA will be used instead of a writedown. Interest assistance will be discontinued as of the date of any writedown on a loan covered by an interest assistance agreement. No further IA will be available on any loan that has been written down.

D Rescheduling or Deferral of Loans and Additional Beginning Farmer IA Funding

When a borrower defaults on a loan with interest assistance or the loan otherwise requires rescheduling or deferral, the interest assistance agreement will remain in effect for that loan at its existing terms. The lender may reschedule the loan in accordance with § 762.145 (see also paragraphs 312-327). For Interest Assistance Agreements dated June 8, 2007, or later increases in the restructured loan amount above the amount originally obligated do not require additional funding; however, interest assistance is not available on that portion of the loan as interest assistance is limited to the original loan amount.

230 Servicing of Loans Covered by FSA-2221 (7 CFR 762.150(j), (k), (l), (n), (p)) (Continued)

D Rescheduling or Deferral of Loans and Additional Beginning Farmer IA Funding (Continued)

If additional funding is required because of additional years of IA either for loans being rescheduled or for beginning farmers receiving additional years of IA, the authorized agency official must modify loan documents according to the following table.

Loan Document	Action
Original FSA-1940-3 or FSA-2231	<p>In item 5, ENTER “This loan has been restructured. The term of the IA is being modified from _ years to _ years.”</p> <p>Modify the Guarantee Obligation Request Screen to indicate the correct IA term.</p> <p>In GLS the Beg Farmer/Rancher dropdown menu must be checked in order to have the additional funding obligated, if IA is being extended beyond 5 years for a beginning farmer.</p>
FSA’s copy of FSA-1980-64 or FSA-2221	Strike through the original expiration date and enter the new expiration date as applicable. The lender, borrower, and FSA shall initial the changes.

Note: The effective ending date must be equal to or before the new loan maturity date but cannot be greater than 10 years from the effective date of the borrower’s first FmHA-1980-64, FSA-1980-64, or RD-1980-64 for loans made before June 8, 2007. For loans made after June 8, 2007, the ending date of the FSA-2221 must not exceed 5 years from the date of the first FSA-2221, unless the borrower was a beginning farmer at the time of rescheduling, reamortization, or deferral.

--Copies of the modified loan documents will be FAXed or sent to the RD Business Center, Guaranteed Commercial Branch, according to 1-FLP, paragraph 5.--

230 Servicing of Loans Covered by FSA-2221 (7 CFR 762.150(j), (k), (l), (n), (p)) (Continued)

E Capitalization of Interest on Loans with IA

For loans closed before June 8, 2007, if the loan amount after capitalization of interest exceeds the original IA loan amount and the term of the original IA is not being extended, the authorized agency official will complete the following.

Loan Document	Action
New FSA-2231	Enter the following: <ul style="list-style-type: none"> • in item 4, Enter the amount that exceeds the original IA loan amount • in item 5, ENTER “This loan has been restructured and interest has been capitalized. The amount in item 4 exceeds the original IA loan amount. The requested term of IA is _ years.” <p>Note: The number of years will correspond with the effective beginning and ending dates shown on the new FSA-2221, Part B, items 1(a) and 1(b).</p>
FSA-2221	Enter the following: <ul style="list-style-type: none"> • in Part A, item 5, date the loan was restructured • in Part A, item 6, amount that exceeds the original IA loan amount • in Part B, items 1(a) and 1(b), new effective beginning and ending dates.

Notes: The effective:

- beginning date must be equal to or subsequent to the date the loan was restructured
- ending date must be equal to or before the ending date of the original IA term.

230 Servicing of Loans Covered by FSA-2221 (7 CFR 762.150(j), (k), (l), (n), (p)) (Continued)

E Capitalization of Interest on Loans with IA (Continued)

For loans closed before June 8, 2007, if the loan amount after capitalization of interest exceeds the original IA loan amount and the term of the original IA agreement is being extended, the authorized agency official will complete the following.

Loan Document	Action
New FSA-2231	Enter the following: <ul style="list-style-type: none"> • in item 4, amount that exceeds the original IA loan amount • in item 5, ENTER “This loan has been restructured and interest has been capitalized. The amount in item 4 exceeds the original IA loan amount. The requested term of IA is _ years.” <p>Note: The number of years will correspond with the effective beginning and ending dates shown in the new FSA-2221, Part B, items 1(a) and 1(b).</p>
Original FSA-1940-3	In item 4, ENTER “This loan has been restructured. The term of the IA is being modified from _ years to _ years.” Modify the Guarantee Obligation Request Screen to indicate the correct IA term.
FSA-2221	Enter the following: <ul style="list-style-type: none"> • in Part A, item 5, date the loan was restructured • in Part A, item 6, amount that exceeds the original IA loan amount • in Part B, items 1(a) and 1(b), new effective beginning and ending dates.
FSA’s copy of original FmHA-1980-64’s, FSA-1980-64’s, or RD-1980-64’s	Strike through the original ending date and enter the new effective date as applicable. <p>Note: The lender, borrower, and FSA shall initial the changes.</p>

Notes: The effective beginning date on the original FSA-1980-64 will not be changed. The effective ending date must reflect the “corrected” ending date as indicated on the new FSA-2221. The effective ending date must be equal to or before the restructured loan maturity date and cannot be greater than 10 years from the effective date of the borrower’s first FmHA-1980-64, FSA-1980-64, or RD-1980-64 unless exception authority has been granted according to subparagraph 232 A.

230 Servicing of Loans Covered by FSA-2221 (7 CFR 762.150(j), (k), (l), (n), (p)) (Continued)

E Capitalization of Interest on Loans with IA (Continued)

Loans made after June 8, 2007, cannot receive IA on any capitalized amount above the original loan amount. For these loans whether or not capitalization of interest exceeds the original loan amount and the IA term is not being extended, restructuring will be accomplished according to paragraph 326. For these loans whether or not capitalization of interest exceeds the original loan amount and the IA term is being extended, the authorized agency official will complete the following:

Loan Document	Action
FSA-1940-3 or FSA-2231	<p>In item 5, ENTER “This loan has been restructured. The term of the IA is being modified from ____ years to ____ years.”</p> <p>Modify the Guarantee Obligation Request Screen to indicate the correct IA term.</p>
FSA’s copy of FSA-2221	<p>Strike through the original expiration date and enter the new expiration date as applicable.</p> <p>Note: The lender, borrower, and FSA shall initial the changes.</p>

Copies of the original and new FSA-1940-3, FSA-2231, and FmHA-1980-64, FSA-1980-64, or RD-1980-64 and FSA-2221, as applicable, will be FAXed or sent to *--the RD Business Center, Guaranteed Commercial Branch, according to 1-FLP,--* paragraph 5.

The lender may submit either:

- one FSA-2222 at the annual review date if sufficient documentation is provided by the lender for the authorized agency official to verify the loan balances
- FSA-2222 for the period from the previous FSA-2222 to the date of the restructuring and submit a second FSA-2222 from the date of the restructuring to the annual review date.

Note: Both FSA-2222’s will be submitted for payment at the annual review date.

230 Servicing of Loans Covered by FSA-2221 (7 CFR 762.150(j), (k), (l), (n), (p)) (Continued)**F Other Requirements**

The rescheduling of a loan with IA must meet all the conditions described in this paragraph and Part 12.

G Bankruptcy

In cases where the interest on a loan covered by an interest assistance agreement is reduced by court order in a reorganization plan under the bankruptcy code, interest assistance will be terminated effective on the date of the court order. The lender will file a claim due through the effective date of the court order. **Guaranteed loans which have had their interest reduced by bankruptcy court order are not eligible for interest assistance.**

H Adjustment of Assistance between Review Dates

After the initial or renewal request for IA is processed, no adjustments can be made until the next review or adjustment date, except to service loans made before June 8, 2007, with a rescheduling or deferral.

I Excessive IA

Upon written notice to the lender, borrower, and any holder, the Agency may amend or cancel the interest assistance agreement and collect from the lender any amount of interest assistance granted which resulted from incomplete or inaccurate information, an error in computation, or any other reason which resulted in payment that the lender was not entitled to receive.

230 Servicing of Loans Covered by FSA-2221 (7 CFR 762.150(j), (k), (l), (n), (p)) (Continued)**J Substitution of Lenders**

If there is a substitution of lender, the original lender will prepare and submit to the Agency a claim for its final interest assistance payment calculated through the effective date of the substitution. This final claim will be submitted for processing at the time of the substitution.

- **Interest assistance will continue automatically with the new lender**
- **The new lender must follow paragraph (i) of this section (§ 762.150(i) found in paragraph 228) to receive their initial and subsequent interest assistance payments.**

K Liquidation

When liquidation occurs on a loan with IA, and there are other loans not receiving IA, FSA expects the lender to give the guaranteed loan with IA equitable treatment. If the loans have different lien positions, payments from liquidation will be made according to lien priority. If the loans are sharing a lien position, payment should be made on a pro rata basis, based on the remaining principal balances of the loans.

231 Cancellation of FSA-2221 (7 CFR 762.150(m), (o))**A Termination of IA Payments**

Interest assistance payments will cease upon termination of the loan guarantee, upon reaching the expiration date contained in the agreement, or upon cancellation by the Agency under the terms of the interest assistance agreement. In addition, for loan guarantees sold into the secondary market, Agency purchase of the guaranteed portion of a loan will terminate the interest assistance.

B Condition for Cancellation

The Interest Assistance Agreement is incontestable except for fraud or misrepresentation, of which the lender or borrower have actual knowledge at the time that the interest assistance agreement is executed, or which the lender or borrower participates in or condones.

If FSA determines that the lender or borrower fraudulently completed FSA-2221 or misrepresented information on FSA-2221 or supporting documentation, FSA shall cancel FSA-2221 and collect any subsidy that has been paid up to the point this fraud was discovered.

232 Exception Authority (762.150(q))**A Exceptions**

The Deputy Administrator for Farm Loan Programs has the authority to grant an exception to any requirement involving interest assistance if it is in the best interest of the Government, and is not inconsistent with other applicable law.

DAFLP has the authority to make exceptions to the rules about IA. Exceptions will only be made on a case-by-case basis where the proposed exception is in the best interest of the Government.

DAFLP's decision on granting exceptions is final and not appealable. SED's should evaluate all requests for exceptions, and forward them to DAFLP along with their analysis only if they recommend approval. No exception will be granted without an analysis and documentation of why such an exception is in the Government's best interest.

233-243 (Reserved)

Part 10 Processing Approvals and Issuing the Guarantee

244 Loan Approval (7 CFR 762.122)

A Loan Limits

[7 CFR 762.122 (a)] The agency will not guarantee any loan that would result in the applicant's total indebtedness exceeding the limits established in § 761.8 of this chapter (1-FLP, paragraph 29).

The maximum FO, CL, or OL levels outlined in this subparagraph include the guaranteed loan being made plus any outstanding direct or guaranteed principal balances, as indicated, owed by anyone who will sign the promissory note.

The total outstanding combined guaranteed FO, CL, SW, and OL principal balance cannot *--exceed \$2,236,000.

The total outstanding direct and guaranteed FO, CL, and SW principal balance cannot exceed \$2,236,000.

The total outstanding direct and guaranteed OL principal balance cannot exceed \$2,236,000.

The total combined outstanding direct and guaranteed FO, CL, SW, and OL principal balance cannot exceed \$2,836,000.

The total combined outstanding direct and guaranteed FO, CL, SW, OL, and EM principal balance cannot exceed \$3,336,000.

Notes: The maximum loan levels established in this subparagraph are for FY 2024.--*

The dollar limit of guaranteed loans is adjusted annually based on inflation.

FSA personnel should see 1-FLP for information on loan approval authorities.

B Submitting FSA-2231 to the Approval Official

When the loan exceeds the authorized agency official's approval authority, the authorized agency official should send the approval official all information the approval official needs to evaluate the loan request, including the following:

- a completed FSA-2231
- GLS Loan Approval Screens
- Application for Guarantee for all applicants

244 Loan Approval (7 CFR 762.122) (Continued)

B Submitting FSA-2231 to the Approval Official (Continued)

- Conditional Commitment with recommended changes
- the balance sheet and cash flow statement (for SEL applicants)
- the loan narrative
- any other information the approval official requests.

The authorized agency official should verify the lender has a Lender's Agreement in effect.

Once the loan approval official executes FSA-2231, the authorized agency official may then proceed to execute all other loan-related documents, unless otherwise specified by the loan approval official.

C Lender Notification of Authorized Agency Official Decision

The lender and applicant should be informed of the approval decision in writing.

- If the application is approved and funds are available, the authorized agency official shall prepare a letter to the lender (subparagraph D), with a copy to the applicant, and a Conditional Commitment, and proceed to paragraph 245.
- If the application is approved and funds are not available, the authorized agency official shall prepare a letter (subparagraph E) to the lender with a copy to the applicant, informing them the loan is approved, subject to the allocation of funding. This letter should inform the lender that funding is being requested and the loan should not be closed until they receive the Conditional Commitment, agree to the conditions, and execute the document.

Notes: Under certain circumstances a lender may find it necessary to close a loan that has been approved but funds are not available. These closings shall not be construed as an indicator that the guarantee is not needed. Any lender who decides to close an approved loan before funds are available should contact FSA before closing to determine whether there will be any additional closing conditions that would have been on the Conditional Commitment. Lenders should be aware that:

- the closing is at their own risk and there are circumstances that could result in FSA not issuing the guarantee once funding becomes available, such as any material change in the borrower's condition, financial or otherwise, since submission of the application
- all interest accrued on the lender's loan before guaranteed loan closing (execution of the allonge), will not be covered by the guarantee.

--Accrued interest is any interest documented on the allonge.--

244 Loan Approval (7 CFR 762.122) (Continued)

C Lender Notification of Authorized Agency Official Decision (Continued)

- If FSA did not approve or reject an application from a PLP lender within 14 days of a complete application, the application is supposed to be automatically approved. However, the application cannot be approved unless the environmental review (FSA-850 or environmental assessment) is complete and approved. In these cases, the lender will be notified by letter (subparagraph F) that the financial analysis will stop, but the application will not be approved unless the environmental review is approved. The lender should also be notified that they can request FSA to continue the financial analysis if they would like to receive the percent of guarantee for which they originally applied.
- If it appears the application cannot be approved, the authorized agency official shall contact the lender to discuss the reasons for rejection. To ensure good service, the authorized agency official shall make a good faith effort to discuss with the lender, in person or by telephone, the reasons the application cannot be approved and possible alternatives. If necessary, the applicant should also be involved in these discussions. Any discussions will be documented in the application file.
- If the application is rejected, the authorized agency official shall prepare a letter to the applicant with a copy to the lender informing them the loan is rejected, the reasons for rejection, and their right to appeal the decision as outlined in 1-APP. The letter should:
 - clearly and concisely describe the reason or reasons the application cannot be approved
 - include only the most relevant CFR citations and handbook paragraphs
 - **not** contain acronyms and accusatory wording.

Notes: See 1-EQ, Exhibit 26 for information to be included when notifying the applicant that wetland indicators were determined to be present, as provided in 1-EQ, paragraph 51.

If requested by the lender, FSA may participate in mediation to provide guidance on FSA regulations and guidelines.

If the environmental review determines that there will be a significant impact to the environment, the application **cannot** be approved, and a rejection letter will be prepared according to this subparagraph.

244 Loan Approval (7 CFR 762.122) (Continued)

D Example of Approval Letter When Funds Are Available

The following is an example of an approval letter when funds are available.

Date: _____
Dear _____:
This letter is to certify that your application on behalf of (insert name of borrower/applicant) for Farm Service Agency loan guarantee assistance has been approved and funds have been obligated.
Enclosed is for FSA-2232 (Conditional Commitment) specifying the conditions you must meet to secure the guarantee. Please review these conditions, complete Part D of the form (Acceptance or Rejection of Conditions), and return it to this office by (insert date).
If you have any questions, please contact this office.
Sincerely,
_____ (Title)

E Example of Approval Letter When Funds Are Not Available

The following is an example of an approval letter when funds are **not** available.

Date: _____
Dear _____:
This letter is to certify that your application on behalf of (insert name of borrower/applicant) for Farm Service Agency (FSA) loan guarantee assistance has been approved. However, funds are not available at this time to obligate the loan.
The loan will be placed on a waiting list based on the date the application was complete. If a substantial amount of time elapses before the loan is obligated, we may ask you to provide updated information. You should not close the loan until you receive an FSA-2232 (Conditional Commitment) indicating that the loan has been funded.
We appreciate your patience and understanding. If you have any questions, please contact this office.
Sincerely,
_____ (Title)

244 Loan Approval (7 CFR 762.122) (Continued)

***--F Example of Letter for PLP Lenders When the Environmental Review is not Completed or Approved Within 14 Days of a Complete Application**

The following is an example of a letter for PLP lenders when the environmental review is **not** yet completed or approved within 14 days of a complete application.

Date: _____
Dear _____:
<p>This letter is to certify that the Farm Service Agency (FSA) failed to make an approval decision within 14 days of receiving your complete application for loan guarantee assistance on behalf of (insert name of borrower/applicant). FSA cannot approve the application or issue a FSA-2232 (Conditional Commitment) until the necessary environmental review has been completed and approved. However, no further financial review of the application will be conducted.</p> <p>If the environmental review is approved, the application will be approved and you will be notified accordingly. The percent of guarantee would be (enter percent of guarantee). If you wish to obtain the percent of guarantee for which you originally applied, please notify FSA so the financial analysis can be resumed.</p> <p>If the results of the environmental review would result in the application being rejected, FSA will notify you accordingly.</p> <p>If you have any questions, please contact this office.</p> <p>Sincerely,</p> <p>_____</p> <p style="text-align: center;">(Title)</p>

--*

245 Agency Obligation of the Loan (7 CFR 762.130)

A Loan Obligation

[7 CFR 762.130 (b)] Loans are approved subject to the availability of funding. When it appears that there are not adequate funds to meet the needs of all approved applicants, applications that have been approved will be placed on a preference list according to the date of receipt of a complete application.

After the loan approval official executes FSA-2231, the authorized agency official should follow State Office guidance when submitting loan requests for obligation and ensuring that funds have been obligated through GLS.

IF GLS indicates that...	THEN the authorized agency official...
funds have been obligated for the loan	may proceed under subparagraph C and issue the Conditional Commitment.
sufficient funds are not available	must proceed under subparagraph B and place the loan on the waiting list until sufficient funds are available for obligation.

The Conditional Commitment must never be executed until verification is received that funds have been obligated.

Note: If a PLP lender receives an automatic approval of a loan because of FSA’s failure to meet the 14-calendar-day response deadline, the lender may not close the loan until funds are obligated and the lender receives the Conditional Commitment.

*--A guaranteed loan application **cannot** be approved before the appropriate environmental--* review is completed and approved. In the case of a PLP lender, if an approval/rejection decision is not made within 14 days of a complete application, FSA will consider feasibility requirements met and will conduct no further financial analysis after that point. However, the application will not be approved, funds will not be obligated, and the conditional *--commitment will not be issued until after the appropriate environmental review is--* completed and approved.

B Funding Priorities

If GLS indicates that funds are not available to obligate a loan, the authorized agency official shall:

- not execute the Conditional Commitment
- inform the lender and applicant that funds are not currently available
- place the loan on a waiting list based on the date the application was considered complete.

245 Agency Obligation of the Loan (7 CFR 762.130) (Continued)

B Funding Priorities (Continued)

If approved applications have been received on the same day, the following will be given priority:

- **an application from a veteran**
- **an application from an Agency direct loan borrower**
- **an application from an applicant who is described by 1 of the following:**
 - **has a dependent family**
 - **is an owner of livestock and farm implements necessary to successfully carry out farming operations**
 - **is able to make down payments**
- **any other approved application.**

The priority list will be maintained at the level where the funds have been allocated or suballocated.

When funds become available, applications will be funded in priority list order. If a substantial amount of time has elapsed between loan approval and obligation, the authorized agency official may request updated information on the applicant.

245 Agency Obligation of the Loan (7 CFR 762.130) (Continued)

C Issuing the Conditional Commitment

After receiving confirmation from GLS that funds have been obligated for the loan, the authorized agency official may execute the Conditional Commitment. Since the Conditional Commitment will be used by FSA in the event of a loss claim to determine the responsibilities of the lender, the authorized agency official should give careful attention to the Conditional Commitment's completion.

- **Loan Purposes.** The authorized agency official should ensure that the specific purposes for which the loan funds will be used are detailed on the Conditional Commitment. These purposes must be consistent with the purposes shown on Application for Guarantee and any agreed modifications.
- ***--Security for the Loan.** The authorized agency official should ensure that all security items and expected lien positions are included on the Conditional Commitment.--*
- **Electronic Applications.** If the lender submitted Application for Guarantee electronically and all of the required electronic signatures are not obtained, then Conditional Commitment, item 17 should specify that the signed copy of the application be submitted with the loan closing documents. FAXed or scanned signatures are acceptable.
- **Lender's Agreement.** The lender will be required to execute FSA's Lender's Agreement if the lender does **not** have one in effect.
- **Corporate Restriction.** Lenders that are corporations must read and certify to the statements on Part C of FSA-2236 before FSA issues FSA-2235. FSA officials will add this as a condition to FSA-2232.

In developing the Conditional Commitment, the authorized agency official shall tailor the Conditional Commitment to the specific borrower. Long lists of standard conditions developed for all borrowers should not be used. Each condition placed on the loan must be appropriate to the specific lending situation and produce a higher quality loan.

Issuing the Conditional Commitment with conditions is preferred to rejection of the request.

Example: If the security proposed by the lender will result in an inadequately secured loan, rather than deny the guarantee request, the Conditional Commitment may be executed, subject to the lender obtaining a lien on specified additional collateral.

Once the Conditional Commitment has been developed using the guidelines in this paragraph, the authorized agency official shall submit the Conditional Commitment to the lender for execution according to paragraph 246.

246 Lender's Response to the Conditional Commitment (7 CFR 762.130(c))**A Accepting or Rejecting Conditions**

***--[7 CFR 762.130 (c)] The lender must meet all of the conditions specified in the--* Conditional Commitment to secure final Agency approval of the guarantee. The lender, after reviewing the conditions listed on the Conditional Commitment, will complete, execute, and return the form to the Agency. If the conditions are not acceptable to the lender, the Agency may agree to alternatives or inform the lender and the applicant of their appeal rights.**

When the lender receives the Conditional Commitment, the lender should carefully review all the conditions. If the lender accepts all of the conditions, the lender should complete, sign, and return the Conditional Commitment to the authorized agency official.

If the lender rejects the conditions, the lender may propose new conditions, along with justification for them. The authorized agency official should review the new conditions and the lender's justification to determine whether they are acceptable to FSA. If the conditions cannot be accepted, the authorized agency official should contact the lender to see if an agreement can be reached that is acceptable to both parties. If the new conditions are accepted or an agreement is reached, the conditions must then be reviewed and approved by the loan approval official before their incorporation in the Conditional Commitment.

If, after all reasonable efforts have been made, an agreement cannot be reached, the authorized agency official shall issue a rejection letter and inform the applicant, with a copy to the lender, of the appeal rights according to 1-APP. Only after completion of the appeal may the authorized agency official proceed with deobligation of funding in paragraph 249.

If a PLP lender rejects an 80 percent guarantee, received as a result of FSA not acting on a ***--request within 14 calendar days of receiving a complete application, the authorized agency--* official shall continue to process the request and issue a revised Conditional Commitment. If warranted, the revised Conditional Commitment may contain conditions. The lender will have the option of accepting the 80 percent guarantee without conditions or come to an agreement with FSA on any conditions in the revised Conditional Commitment, and receive the requested level of guarantee.**

246 Lender's Response to the Conditional Commitment (7 CFR 762.130(c)) (Continued)

B Executing and Extending the Conditional Commitment

Once the lender executes the Conditional Commitment, it must be returned to FSA for final processing. Once both parties execute the document, the lender may proceed to close the loan within the timeframe allotted in the Conditional Commitment. If an extension is needed, the authorized agency official may grant an extension in writing to the lender. Before issuing an extension, the authorized agency official should consider whether enough time has passed that would justify updated financial information or an updated application.

The authorized agency official should track the expiration date of the Conditional Commitment. If the lender fails to contact the authorized agency official before the expiration of the Conditional Commitment, the authorized agency official should contact the lender about the status of the loan.

247 **Actions Before Issuing the Loan Guarantee (7 CFR 762.130)****A Lender's Actions**

After loan closing, the lender must submit the following to FSA before issuing the Loan Guarantee:

- *--FSA-2236 Guaranteed Loan Closing Report and Lender Certification

Note: [7 CFR 762.130(d)(4)(i)] **The lender must complete an Agency closing report form and return it to the Agency.**

[7 CFR 762.130 (d)(1)] The lender will certify as to the following on the form:

- **no major changes have been made in the lender's loan or line of credit conditions and requirements since submission of the application (except those approved in the interim by the Agency in writing)**
- **required hazard, flood, crop, worker's compensation, and personal life insurance (when required) are in effect**
- **truth in lending requirements have been met**
- **all equal employment and equal credit opportunity and nondiscrimination requirements have been or will be met at the appropriate time**
- **the loan or line of credit has been properly closed, and the required security instruments have been obtained, or will be obtained, on any acquired property that cannot be covered initially under State law**
- **the borrower has marketable title to the collateral owned by the borrower, subject to the instrument securing the loan or line of credit to be guaranteed and subject to any other exceptions approved in writing by the Agency**

Note: **When required, an assignment on all USDA crop and livestock program payments has been obtained.**

- **when required, personal, joint operation, partnership, or corporate guarantees have been obtained**
- **liens have been perfected and priorities are consistent with requirements of the conditional commitment**

247 Actions Before Issuing the Loan Guarantee (7 CFR 762.130) (Continued)

A Lender's Actions (Continued)

- **loan proceeds have been, or will be disbursed for purposes and in amounts consistent with the conditional commitment and as specified on the loan application**

Note: In line of credit cases, if any advances have occurred, advances have been disbursed for purposes and in amounts consistent with the conditional commitment and line of credit agreements.

- **there has been no material adverse change in the borrower's condition, financial or otherwise, since submission of the application**
- **all other requirements specified in the conditional commitment have been met.**

***--Note:** Lenders who complete the loan closing report and certify to the above items in LINC will not be required to submit FSA-2236 to FSA.--*

- a completed Application for Guarantee * * * with appropriate signatures if the lender submitted the application electronically without all required signatures
- an acceptable evaluation from SEL's, if the guarantee was approved subject to an evaluation

Notes: If the loan was approved subject to an appraisal, the lender will certify an appraisal is in their files.

SEL's should be encouraged to submit the evaluation to FSA before loan closing to ensure compliance with FSA requirements.

- Lenders Agreement

Note: [7 CFR 762.130(d)(3)] **The lender must execute the Agency's lender's agreement and deliver it to the Agency.** If a current Lenders Agreement is not on file with FSA, then 1 must be executed before issuing the Loan Guarantee.

247 Actions Before Issuing the Loan Guarantee (7 CFR 762.130) (Continued)

A Lender's Actions (Continued)

- guarantee fee

[7 CFR 762.130(d)(4)(ii)] The guarantee fee for the loan type will be calculated as follows:

FO guarantee fee = Loan Amount x % guaranteed x (FO percentage established by FSA)

OL guarantee fee = Loan Amount x % guaranteed x (OL percentage established by FSA)

CL guarantee fee = Loan Amount x % guaranteed x (CL percentage established by FSA).

Note: The guarantee fee is established by the Agency at the time the guarantee is obligated. The fee, beginning in FY 2012, is 1.5 percent. The current fee schedule is available at any FSA office. The Agency may change the guarantee fee by a notice in the Federal Register. Guaranteed fees may be adjusted annually based on factors that affect program costs. The nonrefundable fee is paid to the Agency by the lender. The fee may be passed on to the borrower and included in loan funds.

[7 CFR 762.130(d)(4)(iii)] The following guaranteed loan transactions are not charged a fee:

- loans involving interest assistance
- loans where a majority of the funds are used to refinance an Agency direct loan
- loans to beginning, socially disadvantaged, or veteran farmers involved in the--***
direct Down Payment Loan program or beginning farmers participating in a qualified State Beginning Farmer Program.

Note: Only applicants who meet both of the following requirements will qualify for a waiver of the fee:

- meets the definition of a beginning farmer according to Exhibit 2 as of the date the application is received, for the type of guarantee being requested, or
*--socially disadvantaged farmer, or veteran farmer, **and--***

247 Actions Before Issuing the Loan Guarantee (7 CFR 762.130) (Continued)

A Lender's Actions (Continued)

--Minnesota FSA and the [Minnesota Rural Finance Authority](#) have executed an updated Memorandum of Understanding (MOU) on August 3, 2011.-- Beginning Farmer loans made under this MOU are not to be charged a fee. MN Exhibit 9 is a copy of the MOU.

MN Exhibit 6, "Fee and Percent of Guarantee Chart" has been added to assist in clarifying situations when the guarantee fee is waived.

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247 Actions Before Issuing the Loan Guarantee (7 CFR 762.130) (Continued)

A Lender's Actions (Continued)

- as of loan closing, applicant has an outstanding balance on a direct *--down payment loan under 3-FLP, Part 7, Section 2, or a qualified State Beginning Farmer loan; or has a direct down payment loan or a qualified--* State Beginning Farmer loan approved but funding is not available at the time the guaranteed loan is closed.

Notes: Applicants meeting only the definition of beginning, socially disadvantaged, or veteran farmer will not qualify for the waiver.

A qualified State Beginning Farmer Program has MOU between the State and USDA and has been approved by DAFLP and signed by the State.

- a copy of the executed promissory note or loan agreement

Note: [7 CFR 762.130(e)] **The lender will use its own promissory notes, line of credit agreements, real estate mortgages (including deeds of trust and similar instruments), and security agreements (including chattel mortgages), provided:**

- **the forms meet Agency requirements**

Note: HEL/WL language is required to be included in lender's debt and security instruments as outlined in Part 12 of the conditional commitment if the farming operation has HEL/WL present. However, WL determinations are not always complete, or the applicant may acquire additional farms during the term of the loan. Due to these uncertainties, it is often difficult to determine that there will be no HEL/WL present. Therefore, the HEL/WL language should typically be included in the debt and security instruments for all guaranteed loans.

- **documents comply with State law and regulation**
- **the principal and interest repayment schedules are stated clearly in the notes and are consistent with the conditional commitment**

Note: A lender may use notes with short-term maturities for intermediate and long-term loans provided:

- the lender has indicated the intended term of the loan

Note: This may be done by entering the total number of years in the repayment period block of the application form.

- the subsequent note is a continuation of the original intended repayment plan and not a restructuring of a past due account

247 Actions Before Issuing the Loan Guarantee (7 CFR 762.130) (Continued)

A Lender's Actions (Continued)

- there is a clear link between the Loan Guarantee and all the notes intended to be covered by the Loan Guarantee. The Loan Guarantee references only the debt instrument used at loan closing. The necessary linkage may be established with a master note, a loan agreement, or by referring in the subsequent notes to the original debt instrument referenced on the Loan Guarantee.
- **the note is executed by the individual liable for the loan**

Note: For entity applicants, the promissory note will be executed to evidence liability for the entity, any embedded entities, and the individual liability of all entity members (including individual owners of embedded entities). Personal guarantees, or other forms, will not be used to address the individual liability requirement. **Individual liability can be waived by the Agency for members holding less than 10 percent ownership in the entity if the collectability of the loan will not be impaired.**

- **when the loan purpose is to refinance or restructure the lender's own debt, the lender may continue to use the existing debt instrument and attach an allonge that modifies the terms of the original note.**

Note: This also applies when a lender has closed an approved guaranteed loan before funds are available.

See Exhibit 11 for additional guidance.

- FSA-2236.** Lenders that are corporations must read and certify to the statements on Part C of FSA-2236. A lender is a corporation if they file articles of incorporation with the Department of State where their headquarters is located. A completed FSA-2236 must be received for each application.--*

In addition, the lender should take the following actions.

- Inform FSA of the lender's plans to market the loan to the secondary market. These plans must be consistent with Part 15. LOC's may be funded in participation with other lenders, but may not be sold into the secondary market.
- **The lender must notify the Agency of any scheduled inspections during construction and after the guarantee has been issued. The Agency may attend these field inspections. Any inspections or review performed by the Agency, including those with the lender, are for the benefit of the Agency only. Agency inspections do not relieve any other parties of their inspection responsibilities, nor can these parties rely on Agency inspections in any manner.**

247 Actions Before Issuing the Loan Guarantee (7 CFR 762.130) (Continued)

B FSA Actions

After FSA receives the information from the lender detailed in subparagraph A, the authorized agency official must take the following actions before executing the Loan Guarantee to guarantee the loan.

- Review the Conditional Commitment to ensure that the loan closed according to the agreed conditions.
- Review the executed loan agreement and promissory note and compare with the Conditional Commitment to ensure consistency with the agreed upon terms and personal liability of entity members.
- For SEL's, review the evaluation of collateral to ensure that it meets the requirements of paragraph 183. For CLP and PLP lenders, the agency official will review 20 percent of each lender's evaluations. This should be completed during the lender's file review required by subparagraph 267 B. If the loan was approved subject to an appraisal, the lender will certify an appraisal is in their files.

Note: For real estate evaluations, this review shall be completed on FSA-2234.

- Review FSA-2236, Part C if the lender is a corporation. Ensure that FSA-2236 is properly completed and review the responses to the questions and signatures. Anyone signing FSA-2211 is considered to have authority to sign FSA-2236. If lender is unable to certify to those items, the lender would be ineligible to receive a guarantee.
- Review the lender's proposed marketing plans to the secondary market. If the lender is proposing to sell the loan or a portion of the loan into the secondary market, documents should be checked to ensure consistency before sale. The authorized agency official should take additional care to review the Conditional Commitment, the Loan Guarantee, the loan agreement, and promissory notes to ensure the following:
 - principal amount and interest rate are consistent
 - closing date on the note and guarantee are consistent
 - borrower's name, lender's name, and FSA contact information are consistent on all documents.
- For loans involving construction, review the lender's proposed plans for construction inspections and how they intend to ensure that the project is completed according to agreed upon terms.

247 Actions Before Issuing the Loan Guarantee (7 CFR 762.130) (Continued)

B FSA Actions (Continued)

*--The loan guarantee shall not be issued if the lender has not closed the loan according to the agreed upon conditions and supplied all required closing documents in accordance with FSA requirements.

In those instances, FSA shall make all reasonable efforts to work with the lender to resolve the issue(s) and shall also consider if any conditions can be revised. If the lender is unwilling to correct the problem(s), unable to correct the problem(s), or becomes unresponsive to those requests, the authorized agency official shall issue a rejection letter and inform the applicant, with a copy to the lender, of the appeal rights according to 1-APP. Only after completion of any appeal may the authorized agency official proceed with deobligation of funding as outlined in paragraph 249.--*

248 Issuing the Loan Guarantee

A Action

Once the requirements of paragraph 247 have been met, the authorized agency official may prepare and issue the Loan Guarantee.

- If the Lender submitted loan closing documentation by LINC, the authorized agency official shall review the data input by the lender along with the documents received directly from the lender and accept the loan closing in the GLS Add Loan Screen, if acceptable. If the data or other documentation needed is not correct, the agency official will work with appropriate parties to correct the data.
- If the lender completed and submitted hard copy of FSA-2236, the authorized FSA agency official must review and complete the closing in GLS.

The original Loan Guarantee should be provided to the lender to be attached to the original note. A conformed copy, or signed and dated photocopy, with copies of the note should be kept by FSA in the loan docket.

--B Documents To Be Transmitted To The RD Business Center, Guaranteed Commercial Branch--

The guarantee fee will be processed through the National Receipts and Receivable System using applicable collection type. See 64-FI for additional guidance. The authorized agency official shall make every attempt to review the closing documents before processing the guarantee fee. However, FSA shall adhere to the timeframes in 64-FI to process the fee even in situations when the authorized agency official is not able to review the closing documents timely. The Loan Closing Transaction shall be input through GLS Add Loan Screen.

C Refund of Guarantee Fee

The guarantee fee is not refundable once the Loan Guarantee has been issued and loan funds disbursed. However, if the fee was processed before reviewing closing documents and it is later determined that the guarantee cannot be issued, the fee may be refunded to the lender.

The authorized agency official will forward a memorandum to the State Office with the reasons FSA was not able to issue the Loan Guarantee and request that the fee be refunded.

- *--If approved, the State Office will FAX the memorandum to the RD Business Center, Guaranteed Commercial Branch, requesting that the fee be refunded.--*

A request for a guarantee fee refund for any other reason shall be forwarded to the National Office for approval.

249 Deobligation of Loan Funds**A Deobligation of Funds**

Under certain circumstances, the authorized agency official may need to consider a deobligation of loan funds. If the conditions for the loan or LOC cannot be met after completing the appeal process, the authorized agency official must execute FSA-2072 to cancel the actual obligation.

B FAXing FSA-2072

FSA-2072 should be FAXed to the State Office that will process the cancellation or deobligation through GLS.

250 Replacing or Terminating the Loan Guarantee (7 CFR 762.101 and 762.130)**A Replacing the Loan Guarantee**

If the guarantee or assignment guarantee agreements are lost, stolen, destroyed, mutilated, or defaced, except where the evidence of debt was or is a bearer instrument, the Agency will issue a replacement to the lender or holder upon receipt of acceptable documentation, including a certificate of loss or an indemnity bond. It is the responsibility of the lender to coordinate the replacement activities with the holder and submit the required documents to SED for processing. SED shall contact the National Office for further guidance when replacing the Loan Guarantee.

B Terminating the Loan Guarantee

The Loan Guarantee will automatically terminate as follows:

- **upon full payment of the guaranteed loan**

Note: A zero balance within the period authorized for advances on a line of credit will not terminate the guarantee.

- **upon payment of a final loss claim**
- **upon written notice from the lender to the Agency that a guarantee is no longer desired provided the lender holds all of the guaranteed portion of the loan. The Loan Guarantee will be returned to the Agency office for cancellation within 30 days of the date of the notice by the lender.**

250 Replacing or Terminating the Loan Guarantee (7 CFR 762.101 and 762.130) (Continued)

B Terminating the Loan Guarantee (Continued)

There are instances where the authorized agency official may need to consider terminating Loan Guarantees without the lender’s written notification. Instances include lenders who refuse to provide FSA with either of the following:

- FSA-2241’s
- FSA-2248’s.

Note: This does not apply to occasional missed or late reports; but to a pattern of missing reports or reports that do not provide new information covering lengthy time periods.

Before terminating the Loan Guarantee, loan files must be documented to reflect attempts made to obtain required FSA-2241’s or FSA-2248’s from the lender or any other pertinent information on the status of loans.

Authorized agency officials will notify lenders, in writing, the specifics of the reporting problems and provide 30 calendar days to submit updated FSA-2241’s, FSA-2248’s, or other information.

IF lenders fail to provide updated FSA-2241’s, FSA-2248’s, or there is no response from lenders...	THEN...
after the first 30 calendar days	a 2nd letter will be sent to the lender providing an additional 30 calendar days.
after the second 30 calendar days	a final letter will be sent to the lender informing them that because of their failure to follow the requirements of 7 CFR 762.141 (a) and/or (b), any loss claim would be denied according to 7 CFR 762.103(b)(2) and FSA is terminating the Loan Guarantee. Note: Appeal rights must be provided according to 1-APP.
or no appeal is filed	the Loan Guarantee will be terminated. Note: Loans may not be terminated simply because they have matured.

251-261 (Reserved)

Part 11 General Servicing Responsibilities

Section 1 General Servicing Requirements

262 Relationships and Responsibilities (7 CFR 762.140(a))

A Lender Role

Lenders are responsible for servicing the entire loan in a reasonable and prudent manner, protecting and accounting for collateral, and remaining the mortgagee or secured party of record.

The lender cannot enforce the guarantee to the extent that a loss results from a violation of usury laws or negligent servicing.

The lender is responsible for:

- servicing their guaranteed loans as they service any other loan in their portfolio
- complying with all FSA program requirements.

FSA servicing regulations are designed to accommodate standard agricultural lending practices, so lenders can be assured they meet program regulations if they:

- service guaranteed loans in a prudent, traditional manner
- comply with specific program eligibility guidelines and loan limits.

262 Relationships and Responsibilities (7 CFR 762.140(a)) (Continued)**B FSA Role**

FSA is responsible for working with lenders to ensure that all servicing and reporting requirements are met. FSA shall:

- concur on feasible servicing requests made by the lender
- collect all necessary servicing reports required of the lender
- review a percentage of the lender's loan files annually to assess program compliance.

FSA will work closely with SEL's in loan servicing. SEL's may be new to the FSA guaranteed loan program and, therefore, may require additional assistance and guidance. CLP lenders will be monitored less, since these lenders have working knowledge of the program and should need minimal guidance and oversight. PLP lenders have proven experience with the guaranteed loan program and servicing guaranteed loans. PLP lenders will be provided maximum flexibility to service guaranteed loans and minimal supervision by FSA.

When a lender attains PLP status, the lender will service its existing guarantee portfolio under the provisions of its CMS summary and Lender's Agreement. Servicing requirements that were included in the Conditional Commitment for loans made before the lender was a PLP lender may be retained upon mutual agreement between the lender and FSA.

263 Borrower Supervision (7 CFR 762.140(b))**A Overview**

Lenders must supervise guaranteed loan borrowers in a manner similar to their supervision of regular loan customers. Lenders are expected to apply standard, agricultural loan servicing principles to their guaranteed customers.

Examples of standard borrower supervision include the following:

- maintaining regular contact with the farmer
- periodically discussing the farmer's goals and monitoring progress in meeting these goals
- accounting for loan proceeds by monitoring expenditures and discussing how these will facilitate the achievement of the operator's expressed goals
- monitoring collateral and tracking the sale of security.

B Lender Supervision of Borrowers

The lender's responsibilities regarding borrower supervision include, but are not limited to the following:

- **ensuring loan funds are not used for unauthorized purposes**
- **ensuring borrower compliance with the covenants and provisions contained in the promissory note, loan agreement, mortgage, security instruments, any other agreements, and this part**

Note: Any violations which indicate non-compliance on the part of the borrower, must be reported, in writing, to both the Agency and the borrower.

- **ensuring the borrower is in compliance with all laws and regulations applicable to the loan, the collateral, and the operations of the farm**

263 Borrower Supervision (7 CFR 762.140(b)) (Continued)

B Lender Supervision of Borrowers (Continued)

- **receiving all payments of principal and interest on the loan as they fall due and promptly disbursing to any holder its pro-rata share according to the amount of interest the holder has in the loan, less only the lender's servicing fee**
- **performing an annual analysis of the borrower's financial condition to determine the borrower's progress.**

***--Note:** Provisions of the Servicemembers Civil Relief Act of 2003 affect guaranteed lenders with borrowers and/or co-borrowers called to active duty. Guaranteed lenders are responsible for:

- understanding their lending institution's rights and remedies
- ensuring that benefits are promptly and properly extended to eligible guaranteed borrowers.

Servicing actions taken according to the Servicemembers Civil Relief Act of 2003 will not jeopardize guaranteed lenders' rights under the loan guarantee.--*

(7 CFR 762.140(d)) When a lender receives a payment from the sale of encumbered property, loan installments will be paid in the order of lien priority. When a payment is received from the sale of unencumbered property or other sources of income, loan installments will be paid in order of their due date. Agency approval is required for any other proposed payment plans.

The loan application and other loan specific documents, including the Conditional Commitment, will detail the purposes and conditions for the loan. Lenders must inform FSA of any changes in the use of loan funds. SEL's must first receive FSA concurrence **before** allowing a change in the use of loan funds. If a borrower uses loan funds improperly, the lender must take steps to correct the violation. If improper use of loan funds results in a loss claim, lenders **must** make every effort to collect the loan's remaining outstanding debt and minimize loss to FSA.

Failure by the lender to report a borrower violation to FSA in a timely manner could result in the reduction or denial of a loss claim.

Borrower's progress is demonstrated by an annual improvement in balance sheets and the meeting of any interim goals (paragraph 265).

The lender shall obtain a perfected security interest in the loan collateral. Lenders **must** obtain secure liens on all collateral as outlined in the Conditional Commitment. A loss claim may be reduced if a lender failed to perfect the loan security.

263 Borrower Supervision (7 CFR 762.140(b)) (Continued)

C FSA Monitoring of Borrower Supervision

If FSA discovers that a lender does not have adequate procedures in place to ensure sound borrower supervision, the authorized agency official should inform the lender in writing of the deficiency and, if necessary, require the lender to submit a plan outlining the actions they will take to correct the deficiency. Failure on the part of the lender to submit a plan or take action to correct the deficiency may result in denial of future loan applications or revocation of status.

For CLP and PLP lenders, any finding of a major deficiency should be forwarded to SED for action.

264 Servicing Collateral (7 CFR 762.142(a))**A Lender Servicing of Collateral**

The lender's responsibilities regarding servicing collateral include, but are not limited to, the following:

- **obtain income and insurance assignments when required**
- **ensure the borrower has or obtains marketable title to the collateral**
- **inspect the collateral as often as deemed necessary to properly service the loan**
- **ensure the borrower does not convert loan security**
- **ensure the proceeds from the sale or other disposition of collateral are accounted for and applied in accordance with the lien priorities on which the guarantee is based or used for the purchase of replacement collateral**
- **ensure the loan and the collateral are protected in the event of foreclosure, bankruptcy (Part 13), receivership, insolvency, condemnation, or other litigation**
- **ensure taxes, assessments, or ground rents against or affecting the collateral are paid**
- **ensure adequate insurance is maintained**
- **ensure that insurance loss payments, condemnation awards, or similar proceeds are applied on debts in accordance with lien priorities on which the guarantee was based, or used to rebuild or acquire needed replacement collateral.**

These requirements spell out the standard servicing of collateral responsibilities for every FSA-guaranteed loan; however, the lender and the authorized agency official should refer to the specific loan documents, such as the Conditional Commitment, for additional servicing requirements on a loan-by-loan basis.

264 Servicing Collateral (7 CFR 762.142(a)) (Continued)**B FSA Responsibilities**

Authorized agency officials can offer assistance to lenders in this area of servicing. Assistance may include the following:

- advising the lender when there is concern that the lender is overestimating or underestimating the value of collateral
- regularly asking the lender about the condition of the borrower's collateral, especially security that is particularly valuable or volatile
- performing cross checks to verify that UCC filings have been made for all collateral
- informing the lender of deficiencies discovered during the annual review and proposing modifications in procedures to resolve the deficiencies.

C FSA Monitoring of Collateral Servicing

If FSA discovers that a lender does not have adequate procedures in place to ensure that the collateral is being serviced to FSA standards, the authorized agency official should inform the lender in writing of the deficiency and, if necessary, require the lender to submit a plan outlining the actions they will take to correct the deficiency. Failure on the part of the lender to submit a plan or take action to correct the deficiency may result in denial of future loan applications or revocation of status until the deficiency is resolved.

For CLP and PLP lenders, any finding of a major deficiency should be forwarded to SED for action.

265 Annual Analysis of Borrower's Financial Condition (7 CFR 762.140(b)(5))

A Overview

The lender must perform an annual financial analysis of the borrower's operation within 90 calendar days of the end of the borrower's operating cycle. SEL's and CLP lenders must ***--submit documents to FSA in support of this analysis. An annual analysis is required for all borrowers with term loans greater than \$100,000 and all line of credit loans. For borrowers with an outstanding loan balance for existing term loans of \$100,000 or less, the need for annual analysis will be determined by the Agency for SEL, CLP, and MLP lenders.--***

***--FSA requires the lender to perform an annual analysis of borrowers with an outstanding loan balance of \$100,000 or less for SEL, CLP, and MLP lenders when any of the following exist:**

- the loan is past due by more than 30 days
- a current balance sheet indicates financial deterioration, including reduction in collateral and/or values
- a credit report indicates an increase in use of credit, increase in late pays, or reports of collection activity results in a decrease in credit score.--*

--B Financial Analysis of Borrower by SEL and MLP--

The annual analysis will include:

- **for loans secured by real estate only, the analysis for standard eligible lenders and *--Micro Lenders must include a balance sheet--***
- **for loans secured by chattels, all lenders will review the borrower's progress regarding business goals, trends, and changes in financial performance, and compare actual to planned income and expenses for the past year**

Note: For a borrower with Streamlined CL only, the financial analysis will **not** include the comparison of actual to planned income and expenses for the past year.

- **an account of the whereabouts or disposition of all collateral**
- **a discussion of any observations about the farm business with the borrower.**

265 Annual Analysis of Borrower’s Financial Condition (7 CFR 762.140(b)(5)) (Continued)

***--C Documents Submitted to FSA by SEL and MLP in Support of Annual Analysis**

[7 CFR 762.141(d)] SEL and MLP shall provide the following to FSA:--*

- **borrower’s balance sheet and income and expense statement for the previous year, if applicable**
- **for lines of credit, the cash flow for the borrower’s operation that projects a feasible plan or better for the upcoming operating cycle**

Note: The standard eligible lender must receive approval from the Agency before advancing future years’ funds.

- **an annual farm visit report or collateral inspection**

***--Note:** An annual farm visit report may not necessarily include a collateral inspection. A collateral inspection should be completed as often as deemed necessary according to subparagraph 264 A.--*

- narrative summary of borrower’s financial progress, if applicable.

Submission Summary	
Real Estate	Balance sheet, farm visit report, income and expense statement, and narrative summary of borrower’s financial progress from previous year only if loan is also secured by chattels.
Term Chattels	Balance sheet, farm visit report, income and expense statement, and narrative summary of the borrower’s financial progress.
Lines of Credit	Balance sheet, farm visit report, income and expense statement, projected cash flow, and narrative summary of the borrower’s financial progress.

These documents should be submitted to the authorized agency official within 30 calendar days of the completion of the annual financial analysis.

265 Annual Analysis of Borrower's Financial Condition (7 CFR 762.140(b)(5)) (Continued)

D Annual Analysis of Borrower by CLP Lender

CLP lenders will determine the need for the annual analysis based on the financial strength of the borrower and document the file accordingly.

For loans secured by chattels, all lenders will review the borrower's progress regarding business goals, trends and changes in financial performance, and compare actual to planned income and expenses for the past year.

***--Note:** For a borrower with Streamlined CL only, the financial analysis will **not** include the comparison of actual to planned income and expenses for the past year.--*

CLP lenders shall maintain **an account of the whereabouts or disposition of all collateral.** The accounting will occur in the form of a documented annual farm visit report or collateral inspection report for all chattel loans.

CLP lenders shall document **a discussion of any observations about the farm business with the borrower.**

If the lender determines that an analysis should be performed, the analysis may be based on a comparison of current and past balance sheets. If a balance sheet analysis is not performed by the lender, information that confirms the borrower is strong financially and reasons why the lender is confident of the borrower's progress must be provided by the lender. Examples of information that would indicate the financial strength of the borrower would include deposit or investment accounts with the lender.

265 Annual Analysis of Borrower’s Financial Condition (7 CFR 762.140(b)(5)) (Continued)

E Documents Submitted to FSA by CLP in Support of Annual Analysis

[7 CFR 762.141(c)] CLP lenders shall submit the following to FSA in support of their annual analysis:

- a written summary of the lender’s annual analysis of the borrower’s operation

Note: This summary should describe the borrower’s progress and prospects for the upcoming operating cycle. This annual analysis may be waived or postponed if the borrower is financially strong. The summary will include a description of the reasons an analysis was not necessary.

- for lines of credit, an annual certification stating that a cash flow projecting at least a feasible plan has been developed, that the borrower is in compliance with the provisions of the line of credit agreement, and that the previous year income and loan funds and security proceeds have been accounted for.

Submission Summary	
Real Estate	Either a summary of lender’s analysis or summary as to why financial strength makes analysis unnecessary.
Term Chattels	Either a summary of lender’s analysis or summary as to why financial strength makes analysis unnecessary.
Lines of Credit	*--Certification of the following: <ul style="list-style-type: none"> • cash flow was obtained • borrower is in compliance with Lender’s Agreement • previous year’s income, loan funds, and security proceeds are accounted for.--*

These documents must be submitted to the authorized agency official within 30 calendar days of the completion of the annual financial analysis.

265 Annual Analysis of Borrower's Financial Condition (7 CFR 762.140(b)(5)) (Continued)**F FSA Review of Annual Financial Analyses**

Upon receiving the annual borrower financial analysis supporting documentation from *--SEL and MLP, the authorized agency official should review the documentation for the--* following:

- indications of borrower financial distress or major changes in the borrower's financial status from the previous year
- changes in the appearance of the operation or collateral. If the authorized agency official notices any problems, he or she should call the lender to discuss these concerns.

For borrowers with LOC, FSA must determine at this time whether or not LOC should be renewed for the next year.

Upon receiving the annual borrower financial analysis supporting documentation from a CLP lender, the authorized agency official should review the documentation of the borrower's progress on loan payback. The narrative should summarize factors of financial strength which support the lender's determination that further analysis is unnecessary, if applicable.

--After reviewing the annual financial analyses submitted by the SEL, MLP, and CLP-- lender, the authorized agency official must document their review of the annual financial analysis by making an entry in the borrower's County Office guaranteed loan file. To the extent the authorized agency official has concerns about a specific borrower or lender's management and supervision of FSA-guaranteed loans in general, the authorized agency official should communicate these concerns to the lender in writing.

--Copies of correspondence, including authorization to advance LOC funds in SEL and MLP cases, will be placed in the borrower's FSA guaranteed loan file. A copy of any-- correspondence sent to a lender about their management of a loan will be placed in the lender's file and, if the deficiency is major, a copy forwarded to SED. The borrower's file will be marked for necessary followup actions.

265 Annual Analysis of Borrower's Financial Condition (7 CFR 762.410(b)(5)) (Continued)

F FSA Review of Annual Financial Analyses

After reviewing the annual financial analyses submitted by the SEL, MLP or CLP lender, the review needs to be documented in the borrower's casefile and completion should be recorded in GLS (per the GLS user guide) for tracking purposes. The review should be recorded in GLS under "Multiple FSA Reviews" as an "Annual Analysis Review."

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266 Lender Reporting Requirements (7 CFR 762.141)

A Overview

This section covers the general reporting requirements for all lenders. These reporting requirements are not tied to any specific servicing action. Many servicing actions require additional reports and updates from lenders, which this paragraph does not cover. See Exhibit 12 for a checklist of all lender reporting requirements.

B General Reporting Requirements

Lenders are responsible for providing the local Agency credit officer with all of the following information on the loan and the borrower:

- **When the guaranteed loan becomes 30 days past due, and following the lender's meeting or attempts to meet with the borrower, all lenders will submit the appropriate Agency form showing guaranteed loan borrower default status. The form will be resubmitted every 60 days until the default is cured either through restructuring or liquidation.**
- **All lenders will submit the appropriate guaranteed loan status reports as of March 31 and September 30 of each year.**
- **PLP lenders will submit additional reports as required in their Lender's Agreement.**
- **A lender receiving a final loss payment must complete and return an annual report on its collection activities for each unsatisfied account for 3 years following payment of the final loss claim.**

Lenders shall submit FSA-2248 to comply with the requirement to report borrower defaults. This report is used first to notify FSA that a loan is in default, second, as a progress report on the lender's attempt to make the loan current again, and third, once a loan is brought current, as a means to notify FSA of the new loan terms and conditions. See Part 12 for more details on this reporting requirement.

Lenders should submit FSA-2241 to comply with the requirement to submit a semi-annual loan status report. This report provides an update on the borrower's progress on loan payback and the loan's terms and conditions.

--Loan information reported on both the FSA-2248 and FSA-2241 is transmitted monthly to the commercial credit bureaus. See Exhibit 15.4 for more details.--

Note: Lenders who are authorized to participate in electronic reporting shall update loan information for FSA-2248 and FSA-2241 in LINC. Lenders shall see Exhibit 5, for additional information about registering and accessing FSA's electronic online systems.

Lenders should submit FSA-2261 to satisfy the requirement for an annual report on collection activities. See Part 14 for more details on this reporting requirement.

266 Lender Reporting Requirements (7 CFR 762.141) (Continued)

C FSA Monitoring of Lender Reports

If not received through LINC, the authorized agency official will enter information from FSA-2241 into GLS when FSA-2241 is received from the lender. Lenders will be required to update loan information on loans that have a status report record created in GLS or displayed on FSA-2241 mailed to the lenders. Status reports will not be required to be updated until the next reporting period for loans that do not have a status report record created or that are not displayed on the mailed FSA-2241. If the lender is not sending these reports in a timely manner, the authorized agency official should document attempts to obtain the reports and communicate problems to SED.

The authorized agency official should review the information to determine whether it indicates that the loan is in good standing. If the principal balance has not been reduced in over a year, the accrued interest balance appears inordinately large, the interest rate does not comply with the promissory note, or other concerns, the issue should be discussed with the lender. If necessary, the discussion should be followed by a letter requesting that the account be corrected and a new FSA-2241 submitted.

An indication on FSA-2241 that the loan is past due will not place the account in default in FSA's records. If the lender has indicated that an account is past due, and FSA-2248 has not been submitted, the authorized agency official shall contact the lender and request that *--FSA-2248 be submitted if the account will not be brought current within a few days. Upon receiving FSA-2248, the authorized agency official will review the information to determine whether follow-up action is necessary. The findings of the review along with any planned follow-up action will be entered into the Comments Section of the Default Status Report Screen in GLS. The initials of the reviewer and the date of the review will also be entered into the Comments Section to document the review. Any comments entered by a lender will not be altered or removed, but supplemented with the FSA review information.--*

Entering information from FSA-2248, which shows a loan has been brought to a current status, will remove that loan from a delinquency status; however, it will not change the amount the loan payments are shown as Ahead/Behind. The authorized agency official will prepare an updated FSA-2241, using the information from FSA-2248, and process into GLS. If the information on FSA-2241 shows the loan as current, and the amount Ahead/Behind is shown as zero, the management reports will reflect the correct status of the loan.

See:

- Part 12 for other FSA-2248 actions
- Part 14 for FSA-2261 actions.

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267 FSA Loan Servicing Responsibilities

A Overview

--Unless directed by the National or State Office, Farm Loan Mangers should schedule all lender file review activities.-- When possible coordination should be attempted with neighboring Credit Teams to avoid multiple trips to the same lender branch. Effective management of a Credit Team includes balancing the need for file reviews with appropriate outreach to lenders while efficiently managing travel time and costs.

For monitoring purposes as required for SEL and CLP lenders, (see Paragraphs 48A and 51B) copies of reviews that identify a serious problem(s) are to be sent to the DD and SED (State Office Farm Loan Program Section). If the problem is later mitigated the approval official is to notify the DD and State Office by means of a brief memo.

All PLP file reviews are to be submitted to the DD and State Office for review and forwarding to DAFLP per Paragraph 267-E.

267 FSA Loan Servicing Responsibilities

A Overview

Authorized agency officials will be FSA's primary point of contact with lenders on a day-to-day basis. Authorized agency officials must ensure that lenders are appropriately managing their guaranteed loans, and submitting all required reports on time. In cases where lenders may have deficiencies in loan servicing, the authorized agency official should provide loan servicing guidance and assistance.

The purpose of performing lender file reviews is to protect the guarantee, preserve lender status, and minimize losses and the need for adjustments to loss claims.

As part of the review, authorized agency officials will note whether they have become aware of the lender being under any enforcement actions either through checking the appropriate regulatory web sites in subparagraph 46 C or through discussions with the lender.

B Lender Loan Files Review Priorities

*--For each SEL, FSA will annually review 20 percent of the lender's outstanding guaranteed OL and/or OL-LOC borrowers, unless the 20 percent requirement would result in borrowers being reviewed who were reviewed the previous year. If the 20 percent requirement would result in some of the same borrowers being subject to review, then, for those borrowers, the review will be every other year.

The State Office may waive the annual review requirement for OL and/or OL-LOC borrowers. Waivers may be granted at the discretion of the Farm Loan Chief if the previous review revealed no major deficiencies related to credit quality and when the lender has demonstrated a history of compliance with all loan making and loan servicing requirements, including:

- submitting all items required for a guarantee application in a timely manner, according to Part 5
- submitting all items to meet the loan servicing requirements in a timely manner, according to subparagraph 265 C
- submitting status reports and default status reports in a timely manner, according to subparagraph 266 B.

At a minimum each SEL with outstanding OL and/or OL-LOC borrowers must be reviewed every other year. SEL files for FO-only and CL-only borrowers will be reviewed if the loans become nonperforming.--*

267 FSA Loan Servicing Responsibilities (Continued)

B Lender Loan Files Review Priorities (Continued)

For each CLP and PLP lender, FSA must annually review the files of 20 percent of the *--lender's outstanding guaranteed loan borrowers, up to a maximum of 50 borrowers. The State Office may waive the annual review requirement, at the discretion of the Farm Loan Chief, if the file reviews for CLP and PLP lenders have found no major deficiencies related to credit quality and have also met the requirements listed in this subparagraph during the first 3 years of reviews. The frequency of file reviews may be reduced to every other year for CLP lenders and every 3 years for PLP lenders. At a minimum, each CLP lender will be reviewed every other year and each PLP lender will be reviewed every 3 years. Additionally, the number of files reviewed may be reduced to 10 percent of the lender's borrowers, with a minimum of 5 borrowers and a maximum of 50 borrowers.--*

For lenders processing guaranteed loans in more than one State, the file reviews should be done in the State where the lender is headquartered, and other States in the lender's service area may send personnel to assist in the review.

*--

Review Summary		
Lender Type	Number of Borrowers to Review	Minimum Frequency
SEL	20 percent of guaranteed OL and/or OL-LOC borrowers.	Every other year
CLP	20 percent of guaranteed loan borrowers. Or if criteria met, 10 percent, with a minimum of 5 borrowers and a maximum of 50 borrowers.	Every other year
PLP	20 percent of guaranteed loan borrowers. Or if criteria met, 10 percent, with a minimum of 5 borrowers and a maximum of 50 borrowers.	Every three years.

--*

Loans are selected for review according to the following priorities:

- loans receiving consideration for rescheduling, deferral, writedown, transfer and assumption, or substitution of lender
- delinquent loans or loans which the lender or FSA has identified as high risk
- loans in which the funds were used to refinance the lender's own debt
- the most recent loans closed by the lender and not yet reviewed
- other loans.

267 FSA Loan Servicing Responsibilities (Continued)**B Lender Loan Files Review Priorities (Continued)**

FSA-2293 and PLP Checklist, developed by the National Office for each specific lender, may be used to document the lender file reviews. All questions on each FSA-2293 and PLP Checklist do not require completion for each file reviewed, as long as reviews are sufficient to document that lenders are meeting the underwriting, origination, and servicing requirements of their Lender's Agreement and this handbook. In addition to the lender's loan file, a copy of the loan account ledger should be obtained and reviewed, and lender's risk-based pricing practices, if applicable. Additional information may be requested and reviewed by FSA, if necessary, based on deficiencies noted in the file, in loss claim reviews, or as suggested by other parties. SED shall determine how the file review requirement will be met in their State.

Note: See Exhibit 4 for State supplement requirements.

C Multi-State PLP Lender File Review

Where PLP lenders are approved to make and service loans in multiple States, it may be beneficial to both FSA and the lender to conduct a multi-State file review to meet the file review requirement. This review can benefit:

- FSA by:
 - helping to lead toward a more consistent handling of the reviews and the associated findings
 - having an opportunity to identify and correct inconsistent practices of the lender or FSA
- lenders by:
 - gaining a better understanding of across-the-board FSA expectations of the lender
 - having minimal disruption to their State operations as a result of FSA file reviews.

--To ensure that multi-State reviews are given full consideration, in January of each year, the National Office will contact each State that has lenders with PLP status in a minimum of 2 States. Farm Loan Chiefs will work with each other, and with the National Office when necessary, to determine whether a waiver for review will be granted according to subparagraph B or where a multi-State review is necessary. If it is determined that multi-State review is necessary for a PLP lender in 3 or more States, the National Office will take the lead in contacting the lender and coordinating the review. If it is determined that a multi-State review is necessary for a PLP lender in only 2 States, the Farm Loan Chiefs will be responsible for contacting each other to determine who will be contacting the lender to coordinate the review or where a waiver for review will be granted according to subparagraph B. Multi-State reviews may be scheduled at any time during the year.--

* * *

267 FSA Loan Servicing Responsibilities (Continued)**C Multi-State PLP Lender File Review (Continued)**

The multi-State review will not alleviate the lender of their responsibility to provide authorized agency officials access to any particular file or files of the lender if in the authorized agency official's opinion an additional review is necessary.

D Authorized Agency Official Review of PLP Lender Loan Files

PLP loan file reviews will be documented by completing the review checklist based on the individual lender's CMS. All review checklists will be either prepared or approved by the National Office. The review of PLP loan files will be based on the terms and conditions specified in the Lender's Agreement.

Note: As the National Offices updates PLP checklists during the lender's renewal or amendment, the States will need to include a question or provide documentation on the last checklist developed from the National Office, that the interest rate charged at loan closing meets the requirements outlined in paragraph 135.

The following questions should be considered during the loan file review.

- Do the files contain sufficient information to document that the underwriting and servicing was consistent with the Lender's Agreement?
- Were servicing actions implemented in a manner consistent with the Lender's Agreement?
- Was servicing prudent and reasonable?

E Authorized Agency Official Response to Loan File Review

During the lender loan file reviews, the authorized agency official shall hold an entrance and exit conference with the lender. At the entrance conference, the authorized agency official will outline the purpose of the review and request any information that will be required to complete the review. At the exit conference, the authorized agency official will discuss with the lender any deficiencies as well as the lender's accomplishments. The authorized agency official will send a letter to the lender outlining the findings of the loan file review. The letter and loan file review forms will be filed in the lender's operational file, with copies forwarded to DD and SED. Copies of letters from all PLP reviews should be forwarded to DAFLP, LSPMD to be filed in the lender's PLP file.

If the lender is under an enforcement action imposed by the lender's regulatory agency, that finding will be documented in the letter to the lender outlining review findings, and a copy provided to SED. SED shall contact DAFLP, LSPMD.

267 FSA Loan Servicing Responsibilities (Continued)**F Authorized Agency Official Review of Loan Servicing Reports Provided by Lender**

The authorized agency official is responsible for obtaining all required information from lenders about the servicing of guaranteed loans. This includes the annual financial analysis performed to determine the borrower's progress on loan payback and goal achievement (paragraph 265), loan status reports (paragraph 266), and all other materials submitted to FSA, including requests by lenders to perform certain servicing actions.

G Authorized Agency Official Approval Authority

Authorized agency officials can approve the following servicing actions:

- alterations in loan conditions that do not prejudice the government's interest
- replacement of collateral
- the use of proceeds from the disposition of collateral.

H DD Servicing Responsibilities

DD servicing responsibilities include:

- providing guidance and assistance to the authorized agency official in monitoring guaranteed loans
- reviewing a sample of lender visit reports and loan reviews, making recommendations or comments, and forwarding reports of deficiencies to SED
- make recommendations to the authorized agency official on all delinquent loans
- conducting other servicing actions as directed by SED.

267 FSA Loan Servicing Responsibilities (Continued)**I SED Servicing Responsibilities**

SED's have broad management responsibilities for the guaranteed loan program. SED servicing responsibilities include, but are not limited to, the following:

- review deficiencies identified by the authorized agency official and provide recommendations for resolution
- perform an annual review of each lender's CLP and PLP status, and if the lender is found to be deficient in meeting the minimum criteria, then upon notification to the lender, remove the status

Note: For PLP lenders, the decision to remove PLP status must be made in the National Office after reviewing SED's recommendation.

- perform appraisal reviews according to 1-FLP, paragraph 143

Note: See 1-FLP, Part 6 for additional guidance on appraisal review issues.

- maintain a lender file for each guaranteed lender in the State Office.

J Addressing Deficiencies

If deficiencies in loan servicing are detected by FSA, the authorized agency official will work with the lender to correct any problems. If the lender fails to correct a major loan servicing deficiency, and the deficiency results in a loss, the loss claim may be reduced or denied.

*--Subparagraph 52 H contains examples of major and minor deficiencies. See paragraphs 48 and 54 for followup actions and consequences of not correcting deficiencies for SEL's and PLP lenders, respectively.

K Interagency Agreement Between FSA and FDIC--*

If a lender who participates in FSA's guaranteed FLP's fails, FDIC may, as Receiver, assume responsibility for the Conditional Commitment, Loan Guarantee, and/or FmHA-449-34 for all guaranteed loans to which the closed bank was a party.

Exhibit 13 outlines the responsibilities of FSA and FDIC in such cases.

268-277 (Reserved)

Section 2 General Servicing Actions**278 Subordination of Guaranteed Loan Security (7 CFR 762.142)****A Overview**

The lender may not subordinate its interest in property which secures a guaranteed loan except as follows:

- ***--the lender may, with written Agency approval, subordinate its security interest--* in crops, feeder livestock, livestock offspring, or livestock products when no funds have been advanced from the guaranteed loan for their production, so a lender can make a loan for annual production expenses**
- **the lender may, with written Agency approval, subordinate its interest in basic or additional security in cases where the subordination is required to allow another lender to refinance an existing prior lien, no additional debt is being incurred, and the lender's security position will not be adversely affected by the subordination**
- **the Agency's National Office may provide an exception to the subordination prohibition if such action is in the Agency's best interest.**

However, in no case can the loan made under the subordination include tax exempt financing.

B Lender Request for Subordination of Guaranteed Loan Security

The authorized agency official may approve a lender's request to subordinate crops, feeder livestock, livestock offspring, milk, produce, and other normal income security that were not produced through advances made under the guaranteed loan, to allow a borrower to obtain unguaranteed annual operating credit. Multi-year assignments of FSA program payments will not be subordinated. However, in those cases where normal income security is being subordinated so another lender can make a loan for annual production expenses, any amount that exceeds the guaranteed loan payment for that year may be released.

278 Subordination of Guaranteed Loan Security (7 CFR 762.142) (Continued)

B Lender Request for Subordination of Guaranteed Loan Security (Continued)

FSA discourages subordination of real estate, equipment, and other basic security and will **not** provide regulatory approval authority at levels lower than DAFLP, except in cases where the subordination is required to allow another lender to refinance an existing prior lien. The * * * authorized agency official will approve the subordination, provided:

- no additional debt is being incurred
- the lender's security position will **not** be adversely affected by the subordination.

When SED determines that the subordination of basic and/or additional security for any other purpose is in the best interest of FSA and the borrower, the request shall be forwarded to the National Office for DAFLP approval. Subordination of basic and/or additional security will **not** be approved simply to allow the operation to expand or to make improvements, unless necessary for the operation to remain feasible, or to allow a lender to secure an operating loan with the security. The request should contain:

- a description of the transaction including the use of the funds to be obtained through the subordination
- explanation of the borrower's cash flow before and after the proposed subordination documenting the improvement to be attained
- certification that the guaranteed loan will still be secured after the subordination based on a current appraisal

Note: If the subordination request is to refinance existing real estate debt and no additional funds are provided, an appraisal is **not** required.

an explanation of how the subordination is necessary to keep the borrower in business, or otherwise how the Government will benefit from the subordination, other than through conservation of loan funds

- if funds are to be advanced for expansion or improvements, an explanation as to how the proposal is necessary for the feasibility of the operation.

FSA's refusal to grant an exception to published regulations is **not** appealable.

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279 Subordination of Direct Loan Security (7 CFR 762.142(c))**A Direct Loan Subordination When a Guaranteed Loan is Being Made**

When a Guaranteed Line of Credit is being made FSA will issue a subordination that covers advances for all years of the line of credit. Form FSA-2455, "SUBORDINATION BY THE GOVERNMENT" will be completed in accordance with the FMI and the following instructions.

In Part 1, for loan purposes, state: "**Annual operating credit needs as shown for the FSA Loan Guarantee application dated _____ including:**
 _____". For Part 3, Subordination limit, state: "**\$ _____ each year for the years 20__ through 20__.**"
 The dollar figure to be inserted is the G-LOC peak.

The original Subordination is to be sent to the lender with the Conditional Commitment. Copies are to be attached to the FSA copy of the FSA-2235, "Loan Guarantee" and another placed in the Direct Loan file on top of Position #1.

Note: To properly document the borrower's Direct Loan case file, a *--Form FSA-2062, "Application for Subordination of Security--*" for Commercial Credit" is also needed.

279 Subordination of Direct Loan Security (7 CFR 762.142(c))

A Direct Loan Subordination When Guaranteed Loan Is Being Made

The Agency may subordinate its security interest on a direct loan when a guaranteed loan is being made if, as appropriate, the requirements of the regulations governing Agency direct loan subordinations are met and only in the following circumstances:

- to permit a guaranteed lender to advance funds and perfect a security interest in crops, feeder livestock, livestock offspring, or livestock products, such as milk, eggs, wool, etc.
- when the lender requesting the guarantee needs the subordination of the Agency's lien position to maintain its lien position when servicing or restructuring
- when the lender requesting the guarantee is refinancing the debt of another lender and the Agency's position on real estate security will not be adversely affected

--Note: Chattel security may not be subordinated when the lender requesting the guarantee is refinancing the debt of another lender.--

- to permit a Line of Credit to be advanced for annual operating expenses.

See 4-FLP for additional guidance.

B Direct Loan Subordination to Secure LOC

The Agency may subordinate its basic security in a direct loan to permit guaranteed line of credit only when both of the following additional conditions are met.

- The total unpaid balance of the direct loans is less than or equal to 75 percent of the value of all of the security for the direct loans, excluding the value of growing crops or planned production, at the time of the subordination. The direct loan security value will be determined by an appraisal. The lender requesting the subordination and guarantee is responsible for providing the appraisal and may charge the applicant a reasonable appraisal fee.
- The applicant cannot obtain sufficient credit through a conventional guaranteed loan without a subordination. Before approving a combination guaranteed loan and subordination, the local loan approval official will document that the applicant requested a Contract of Guarantee - LOC through at least 1 participating lender. If the local loan approval official has information available that supports a conclusion that credit is not available without a subordination, documentation in the case file will be sufficient to verify that other credit is not available.

280 Partial Releases (7 CFR 762.142(b))

A Overview

A partial release is the release of a portion of security used as collateral for a loan.

B Lender Request for Partial Release

A lender may release guaranteed loan security without FSA concurrence as follows:

- **when the security item is being sold for market value and the proceeds will be applied to the loan in accordance with lien priorities**

Note: In the case of term loans, proceeds will be applied as extra payments and not as a regular installment on the loan. Security will not be released for the purposes of providing collateral for another loan.

- **the security item will be used as a trade-in or source of down payment funds for a like item that will be taken as security**

***--Notes:** The security may be exchanged for a like item of equal or greater value, based on a current appraisal.

FSA input may be requested when there is a question of whether a reasonable--* value is being obtained for the security.

- **the security item has no present or prospective value.**

Note: Older security items that are now junk or obsolete may be left off of the lender's security agreement when it is updated. Regardless, proceeds from the sale of such items as scrap or salvage should be applied to the loan as an extra payment.

A partial release of security may be approved in writing by the Agency upon the lender's request when:

- **proceeds will be used to make improvements to real estate that increase the value of the security by an amount equal to or greater than the value of the security being released**

Example: A borrower may sell a parcel of real estate to provide funds for construction of a dwelling.

280 Partial Releases (7 CFR 762.142(b)) (Continued)

B Lender Request for Partial Release (Continued)

- **security, other than significant income generating property, will be released outright, with no consideration, but the total unpaid balance of the guaranteed loan is less than or equal to 75 percent of the value of the security for the loan after the release, excluding the value of growing crops or planned production, based on a current appraisal of the security**
- **significant income generating property will not be released unless it is being replaced, and business assets will not be released for use as a gift or any similar purpose**

Note: The release must serve a purpose other than to simply allow a borrower to obtain clear title to security items. Cropland, significant machinery, and business assets will not be released, unless being replaced or proceeds are being used for authorized loan purposes.

- **Agency concurrence is provided in writing to a lender's written request.**

Note: Standard eligible lenders and CLP lenders will submit the following to the Agency:

- **a current balance sheet on the borrower**
- **a current appraisal of the security**

Note: Unless specifically requested by FSA, the lender will not be required to provide an appraisal of any real estate security being released. **Based on the level of risk and estimated equity involved, the Agency shall determine what security needs to be appraised. Any required security appraisals must meet the requirements of § 762.127.**

- **a description of the purpose for the release**
- **any other information requested by the Agency to evaluate the proposed servicing action.**

280 Partial Releases (7 CFR 762.142(b)) (Continued)**C FSA Response to Request for Partial Release**

Written consent of any prior or junior lien holder must be obtained and delivered to FSA if any proceeds are not applied according to lien priority.

A partial release will not be allowed if it would result in the borrower being released from loan liability.

D Reviewing Requests for Partial Releases

FSA shall review and approve or reject the request and notify SEL within 30 calendar days, and CLP and PLP lenders within 14 calendar days, from receipt of a complete request for servicing.

When reviewing a lender's request for a partial release, the authorized agency official should carefully consider any partial release intended as a gift. In all instances, the authorized agency official should assess whether or not the release of land will affect the overall value of the remaining security. In addition, the authorized agency official shall determine whether an appraisal of security is necessary based on risk and perceived equity involved in the release. If there is a question on the value of the security, the authorized agency official should request an appraisal. The appraisal must be paid for by the lender or borrower and meet the requirements of Part 8, Section 4, Subsection 3.

The lender will provide the Agency copies of any agreements executed to carry out the servicing action. PLP lenders will request servicing approval in accordance with their agreement with the Agency at the time of PLP status certification. Approval of requests forwarded to DAFLP for special consideration may be delayed beyond 30 calendar days.

281 Transfers and Assumptions (7 CFR 762.142(d))**A Overview**

A transfer and assumption is an action whereby a new, eligible guaranteed loan applicant assumes an existing guaranteed loan. The transfer and assumption process is very similar to the application and approval of a new loan.

B Lender Request for a Transfer and Assumption

For standard eligible and CLP lenders, the servicing action must be approved by the Agency in writing. For standard eligible and CLP lenders, the transferee must apply for a loan in accordance with § 762.110 (Part 5), including a current appraisal, unless the lien position of the guaranteed loan will not change, and any other information requested by the Agency to evaluate the transfer and assumption.

PLP lenders may process transfers and assumptions in accordance with their agreement with the Agency.

Note: If transfers and assumptions are not covered in the Lender's Agreement with FSA, the PLP lender will process transfers and assumptions under the same conditions as SEL or CLP lenders.

Any required security appraisals must meet the requirements of § 762.127 (Part 8, Section 4, Subsection 3).

Lenders must also submit a request to release the transferor, guarantor, or any third party *--from liability when applicable. The request must include documentation to support the release in accordance with § 762.146(c) (paragraph 361).

Note: A release of liability as a result of a transfer and assumption is considered a release due to liquidation. The transferor is liquidating by transferring the operation to a different individual or entity but with no loss to the agency.--*

281 Transfers and Assumptions (7 CFR 762.142(d)) (Continued)

C Conditions and Requirements for a Transfer and Assumption

The following limitations apply to transfers and assumptions.

- **The transferee must meet the eligibility requirements and loan limitations for the loan being transferred, all requirements relating to loan rates and terms, loan security, feasibility, and environmental and other laws applicable to an applicant under this subpart.**

Note: Loans made to beginning or socially disadvantaged farmers in conjunction with *--the direct FO down payment loan program may be transferred to and assumed--* only by beginning farmers and socially disadvantaged farmers. Loans made to beginning farmers participating in a qualified State beginning farmer program may be transferred to and assumed only by beginning farmers.

- **The lender will use its own assumption agreements or conveyance instruments providing they are legally sufficient to obligate the transferee for the total outstanding debt.**
- **The lender must give any holder notice of the transfer. If the rate and terms are changed, written concurrence from the holder is required.**

Additional limitations that apply to transfers and assumptions are as follows:

- the market value of the security being acquired, plus any additional security the transferee proposes to give, must be adequate to secure the balance of the guaranteed loan plus any prior liens
- at the time of the assumption, the indebtedness of the transferee may not exceed the limits outlined in subparagraph 244 A.

281 Transfers and Assumptions (7 CFR 762.142(d)) (Continued)**D FSA Response to Request for Transfer and Assumption**

The Agency will review, approve or reject the request in accordance with the time frames in § 762.130 of this part (Part 6).

The Agency approves the transfer and assumption by executing a modification of the guarantee to designate the party that assumed the guaranteed debt, the amount of the debt at the time of the assumption, including interest that is being capitalized, and any new loan terms, if applicable.

The authorized agency official will execute FSA-2245 and provide it to the lender for attachment to the original Loan Guarantee.

The Agency will agree to releasing the transferor or any guarantor from liability only if the requirements of § 762.146(c) (paragraph 361) are met.

The authorized agency official should treat a request for a transfer as an application for a new guaranteed loan. If all of the program requirements are met the transfer and assumption should be approved by FSA.

The authorized agency official will attach the assumption agreement to the Loan Guarantee *--or FmHA-449-34. To notify the RD Business Center, Guaranteed Commercial Branch of--* the assumption, complete and forward FSA-2246. Guaranteed loan fees are not required for transfer and assumption.

The lender will provide the Agency copies of any agreements executed to carry out the servicing action.

282 Additional Loans or Advances (7 CFR 762.146(a))

A Additional Loans or Advances

***--SEL and CLP lenders must not make additional loans or advances (non-guaranteed and guaranteed term loans) without prior written approval of the Agency, except as provided in the borrower's Loan or Line of Credit Agreement.**

The PLP lender may make additional (non-guaranteed) loans or advances in --* accordance with the lender's agreement with the Agency.

282 Additional Loans or Advances (7CFR 762.146(a))**A Additional Loans or Advances**

To simplify the process for SEL and CLP lenders with only existing Guaranteed Farm Ownership and/or term Loan Note Guarantees to obtain a one-time FSA concurrence for future non-guaranteed annual operating loans, FSA may approve Loan Agreement language substantially similar to the following:

In association with the \$ _____ Farm Service Agency G-FO and/or term OL, _____ (*lender*) may provide non-guaranteed annual operating loans to finance operating expenses during the term of the subject guaranteed loan(s). Any such annual operating loan is subject to the borrower having a lender-satisfactory positive cash flow based on historical performance.

For new loans, FSA's approval will be documented on the Conditional Commitment. For existing term-debt only guaranteed customers, prior written FSA approval is needed to amend the borrower's Loan Agreement.

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283 Emergency Advances (7 CFR 762.146(a))

A Issuing an Emergency Advance Under LOC

In cases of a guaranteed line of credit, lenders may make an emergency advance when a line of credit has reached its ceiling. The emergency advance will be made as an advance under the line and not as a separate note. An emergency advance made on a loan with interest assistance is **not** and **cannot** be covered under the existing FSA-2221. Therefore, the lender will charge the full note interest rate on the emergency advance and the advance **cannot** be used as part of the average principal balance calculation for the lender's interest assistance claim.

The lender's loan documents must contain sufficient language to provide that any emergency advance will constitute a debt of the borrower to the lender and be secured by the security instrument. The following conditions apply:

- **the loan funds to be advanced are for authorized operating loan purposes**

Note: An emergency advance may not be used to pay a carryover of an existing line of credit or for annual operating expenses for a subsequent year.

- **the financial benefit to the lender and the Government from the advance will exceed the amount of the advance**
- **the loss of crops or livestock is imminent unless the advance is made.**

Note: An emergency advance:

- in excess of the original loan amount is made when some aberration causes expenses to exceed the original budgeted amount, and is necessary to avoid significant damage to or loss of the security
- **--shall not be used if its use will cause the total amount of the borrower's debt to exceed the statutory limit.--***

283 Emergency Advances (7 CFR 762.146(a)) (Continued)**A Issuing an Emergency Advance Under LOC (Continued)**

The following are examples where an emergency advance may be appropriate.

- The cost of an input item necessary for production of a crop, such as fertilizer or fuel unexpectedly increases substantially in price between the time the loan is made and the time the input is used.
- Unusual weather conditions result in additional expenses, such as a late freeze that results in a replanting of a crop, or an insect infestation results in unanticipated spraying.
- Fire or other calamity destroys a tractor or harvesting equipment just before harvest, and it is necessary to rent equipment, or custom hire for the harvest.
- The cost of inputs for raising livestock unexpectedly increases substantially, such as the cost of feed.

B Lender Request for an Emergency Advance

SEL's and CLP lenders must obtain written permission from the authorized agency official before an emergency advance on LOC can be made.

Emergency advances are authorized for ongoing operations and may be used for OL's with a 1-year term, or in any year of LOC. Where liquidation is imminent, advances will be made as protective advances according to Part 14.

To request an emergency advance, SEL's and CLP lenders must submit the following to the authorized agency official:

- a narrative explaining that the loss of crops and/or livestock is imminent and can be prevented by an infusion of cash
- cash flow projections
- if necessary, a copy of the modified loan note that reflects the additional cash advanced.

PLP lenders may make emergency advances according to their Lender's Agreement.

283 Emergency Advances (7 CFR 762.146(a)) (Continued)

C FSA Response to Request for Emergency Advance

The authorized agency official:

- shall review a SEL's and CLP lender's request for an emergency advance and notify the lender of FSA's decision in a timely manner
- should make every effort to respond to a request for an emergency advance within several days of receiving the lender's request.

284 Interest Rate Changes (7 CFR 762.146(d))

A Overview

The lender may change the interest rate on a performing (nondelinquent) loan only with the borrower's consent.

B Changing Interest Rates

A lender must follow the following procedures to change the interest rate.

- **If the loan has been sold on the secondary market, the lender must repurchase the loan according to subparagraph 375 B or obtain the holder's written consent.**
- **To change a fixed rate of interest to a variable rate of interest or vice versa, the lender and the borrower must execute a legally effective amendment or allonge to the existing note.**
- **If a new note is taken, it will be attached to and refer to the original note.**
- **The lender will inform FSA of the rate change.**

--The new interest rate may not exceed the maximums established in paragraph 135.--

The authorized agency official shall update the rate change in GLS on the Loan Maintenance Screen.

Note: Lenders do **not** need to seek FSA concurrence to change an interest rate.

285 Release of Liability Upon Withdrawal (7 CFR 762.146(b))

A General Requirements

[7 CFR 762.146(b)] An individual who is obligated on a guaranteed loan may be released from liability by a lender with the written consent of the Agency provided the following conditions have been met.

- **The individual to be released has withdrawn from the farming operation.** The lender must submit a narrative outlining who is to be released and why.
- **A divorce decree and final property settlement does not hold the withdrawing party responsible for the loan payments.** A copy of the divorce decree must be submitted with the lender's request. The lender must document that release of divorced borrowers is a common practice carried out in their nonguaranteed loan portfolio.
- **The withdrawing party's interest in the security is conveyed to the individual or entity with whom the loan will be continued.**
- **The ratio of the amount of debt to the value of the remaining security is less than or equal to .75, or the withdrawing party has no income or assets from which collection can be made.**
- **Withdrawal of the individual does not result in legal dissolution of the entity to which the loans are made. Individually liable members of a general or limited partnership may not be released from liability.** * * * When the guaranteed loan is *--made to individuals farming as a general or limited partnership, and each partner is fully liable, release of one partner would terminate the partnership and the existence of the entity to which the loans were made. In these cases, a release can only be approved if a replacement member is not being obtained, and the entity is dissolved, and the remaining member(s) choose to form a new entity, the agency would consider a transfer and assumption of the newly formed entity.

Typically, corporations and limited liability corporations (LLC) are not legally dissolved when an individual member exits. However, in every case before the agency makes a final decision on a request for release of any entity member, the authorized loan official will discuss with OGC and the lender the legal effects of the release. All discussions should be well documented.--*

The lender must document that release of withdrawing members is common in their unguaranteed portfolio and all other conditions in this paragraph are met.

- **The remaining liable party projects a feasible plan (see § 761.2(b) of this chapter).** The lender must submit a cash flow projection for the remaining liable party with the request for release. A release will not be approved when a loss is probable.

285 Release of Liability Upon Withdrawal (7 CFR 762.146(b)) (Continued)**B Lender Request for Release of Borrower From Liability Upon Withdrawal**

PLP lenders shall submit documentation to the authorized agency official in support of a release from liability, as specified in the Lender's Agreement.

C FSA Actions to a Request for Release of Liability Upon Withdrawal

Upon review of the request, the authorized agency official must forward the request and a recommendation to SED for action. SED shall notify the lender of the decision in a timely manner either by notifying the lender directly or by instructing the County Office to inform the lender of whether the borrower may be released from liability.

*--The authorized agency official shall manually maintain a Released of Liability list of borrowers and/or co-borrowers who signed FSA-1980-25 or FSA-1980-28 with the July 20, 2001, for later revision date and have been approved and released of liability on active and terminated guaranteed loans. The following information shall be documented for each borrower:

- borrower name
- FSA borrower ID
- loan numbers
- date the release liability was approved.

The "Remove Co-Borrower from the Loan" function in GLS shall not be used in cases where release of liability has been approved.

Note: If a borrower and/or co-borrower have been released from liability on a loan where a final loss has been paid and a debt offset receivable has been established, the authorized agency official shall update the Maintain Debt Offset Screen to remove the borrower and/or co-borrower from offset referral.--*

D Annual Review of Lender Loan Files in Cases of Release Liability Upon Withdrawal

During the annual FSA lender loan file review, for loans that received a release of liability, the authorized agency official must ensure that the lender proceeded with the release according to the documents provided when seeking FSA approval. In addition, authorized agency officials should ensure that the original loan note has been amended or a new note that is tied to the original has been issued to reflect the release of liability. If anomalies in process or documentation are noted, the authorized agency official should discuss the shortcomings with the lender.

286 Consolidation of Debt (7 CFR 762.146(e))

A Overview

Only OL may be consolidated.

Existing lines of credit may only be consolidated with a new line of credit if the final maturity date and conditions for advances of the new line of credit are made the same as the existing line of credit. OL loan note guaranteed loans may only be consolidated with other OL loan note guarantees.

The borrower must project a feasible plan after the consolidation. See Exhibit 2 for definition of feasible plan.

Guaranteed OL may not be consolidated with a line of credit, even if the line of credit has been rescheduled.

The combining of outstanding principal and interest balances of 2 or more OL's or LOC's constitutes a consolidation of debt.

The following FSA loans cannot be consolidated:

- CL's
- FO's
- **OL's or lines of credit secured by real estate**

Note: The "ACT" prohibits consolidation for loans secured by real estate.

- OL's or lines of credit with outstanding Interest Rate Buydown Agreement, IA Agreement, or SAA
- non-FSA loans.

The following conditions also apply to consolidation:

- **guaranteed loans made before October 1, 1991, cannot be consolidated with those loans made on or after October 1, 1991**
- when 2 or more OL's or LOC's are consolidated the combined principal and interest must be kept separate; capitalization of interest is not allowed when loans are only being consolidated.

Note: When a loan is consolidated with a loan that was made using FSA-1980-25, FSA-1980-28, Application for Guarantee, or Preferred Lender Application with the July 20, 2001, or later revision date, the consolidated debt is eligible for offset.

286 Consolidation of Debt (7 CFR 762.146(e)) (Continued)**B Request for Consolidation**

SEL's must submit a feasible plan to FSA for concurrence before consolidating loans. CLP and PLP lenders may consolidate loans as long as the requirements of this paragraph are met.

C Lender Actions to Consolidate Loans

A new note or line of credit agreement will be taken. The new note or line of credit agreement must describe the note or line of credit agreement being consolidated and must state that the indebtedness evidenced by the note or line of credit agreement is not satisfied. The original note or line of credit agreement must be retained.

The interest rate for a consolidated OL loan is the negotiated rate agreed upon by the lender and the borrower at the time of the action, subject to the loan limitations for each type of loan. The new interest rate may not exceed the maximums established in paragraph 135.

The Agency approves the consolidation by executing a modification of guarantee *--(FSA-2245). The modification will indicate the consolidated loan amount, new terms,--* and percentage of guarantee, and will be attached to the originals of the guarantees being consolidated. If loans with a different guarantee percentage are consolidated, the new guarantee will be at the lowest percentage of guarantee being consolidated.

Any holders must consent to the consolidation, or the guaranteed portion must be repurchased by the lender.

286 Consolidation of Debt (7 CFR 762.146(e)) (Continued)**D FSA Response to Consolidation Request**

The authorized agency official must approve of a SEL request for consolidation. When SEL submits a request for a loan consolidation, the authorized agency official should verify the following:

- only OL's and LOC's are being considered for consolidation
- the consolidation does not cause the loan principal to exceed program loan limitations
- the consolidation does not adversely affect the value of the security and the lender's security position.

The authorized agency official must complete FSA-2236 based on the information received *--from SEL and submit it to the RD Business Center, Guaranteed Commercial Branch, along--* with a memorandum describing which loans were consolidated.

If a PLP or CLP lender consolidates loans:

- copies of documents will be obtained
- compliance with regulations will be verified through annual file reviews
- *--FSA-2236 is completed and submitted to the RD Business Center, Guaranteed Commercial Branch, along with a memorandum describing which loans were--* consolidated.

287 Substitution of Lender (7 CFR 762.105)**A Overview**

When a borrower wants to move their guaranteed loan from 1 lender to another, or a lender wants to sell a guaranteed loan to another lender, with or without the borrower's consent, FSA must process a substitution of lender.

B Lender Requirements

A new eligible lender may be substituted for the original lender, if the original lender concurs, under the following conditions.

- **The Agency approves the substitution in writing by executing a modification of ~~the guarantee~~ (FSA-2245, Modification of Loan Guarantee) to identify the new ~~lender~~, the amount of debt at the time of the substitution and any new loan terms if applicable. The new lender agrees in writing to:**
 - **assume all servicing and other responsibilities of the original lender and to acquire the unguaranteed portion of the loan**
 - **execute a lender's agreement if one is not in effect**
 - **submit a request to the authorized agency official that the new lender be approved as a substitute lender for the loan**
 - **give any holder written notice of the substitution. If the rate and term are changed, written concurrence from the holder or repurchase is required.** The authorized agency official shall review the FSA file and determine if the loan has been sold. If the loan has been sold, the authorized agency official shall remind the lender of special considerations warranted by its sold status.

287 Substitution of Lender (7 CFR 762.105) (Continued)

B Lender Requirements (Continued)

- The authorized agency official shall review the borrower and lender's substitution request as follows:
 - determine whether the requirements of this section are met
 - determine whether the new lender possesses the ability to service agricultural loans and, if necessary, discuss the loan with the lender and ensure that they are aware of their responsibilities
 - *--notify the RD Business Center, Guaranteed Commercial Branch of the substitution by completing and submitting FSA-2243, and changes to the rate of term, if applicable, by completing and submitting FSA-2249.--*
- **The original lender will assign their promissory note, lien instruments, loan agreements, and other documents to the new lender. The guarantee documents will then be assigned to the new lender.** The original lender must:
 - **assign their promissory note, lien instruments, loan agreements, and other documents to the new lender**
 - **if the loan is subject to an existing IA Agreement, submit a request for subsidy for the partial year that they have owned the loan**

Note: FSA-2221 can then be transferred to the new lender. When a substitution is being processed, authorized agency officials should review the file to determine whether the loan has IA. If so, they should remind the:

- original lender of the need for a subsidy request
 - new lender of special servicing requirements of a loan with IA.
- if the original lender does not concur, the substitution cannot take place. If the borrower still wants to move their loan, the new lender may refinance the debt of the original lender.

287 Substitution of Lender (7 CFR 762.105) (Continued)

C Lender Name or Ownership Changes

When a lender begins doing business under a new name or undergoes an ownership change the lender will notify the Agency. If the lender simply changes their name and there is no change in ownership, location, or TIN, the authorized agency official shall make the change in GLS on the Lender Maintenance Screen.

--The lender's CLP, PLP, or MLP status is subject to reconsideration when ownership--
changes. If a status lender is merged with or purchased by a nonstatus lender, and the original lender's management, operating policies, CMS, and personnel are changed as a result, the lender's CLP or PLP status should be revoked. If the newly merged or purchased lender will continue to operate the status lender substantially as it has been managed in the past, revocation may not be necessary. The nonstatus lender will apply for status or their present status will be revoked. If a lender sells any guaranteed loans in their entirety, SED shall determine whether volume requirements of subparagraphs 49 E or 52 E are still being met.

Note: The lender will execute a new lender's agreement when ownership changes.

287 Substitution of Lender (7 CFR 762.105) (Continued)**C Lender Name or Ownership Changes (Continued)**

The new lender must provide FSA with:

- its new TIN
- a list of all its branches where they will service guaranteed loans, their addresses, and responsible contacts.

Note: An interim request for subsidy payment from the original lender is not required when the entire lender has changed.

--FSA-2243 must be completed and submitted to the RD Business Center, Guaranteed Commercial Branch. One FSA-2243 may be completed with a list of the names, FSA case-- numbers, and loan numbers for the entire guaranteed loan portfolio of the lender attached.

Although guaranteed lenders are responsible for informing FSA when ownership changes occur, acquiring lenders are often unaware of this responsibility. If the authorized agency official becomes aware that a lender with FSA-guaranteed loans has been purchased by or merged with another lender, the authorized agency official shall contact the new management and remind them of their responsibilities under existing Lender's Agreement and the need to process a substitution. If authorized agency officials learn that a lender has been closed or placed in receivership by a financial institution regulatory agency, they shall contact their SED for guidance.

288 Servicing SAA's (7 CFR 762.147)**A Overview**

When receiving a debt writedown, a borrower is required to execute FSA-2253 that entitles the lender to future payments if the real estate used to secure the written down loan appreciates in value. FSA-2253 gives both the lender and FSA the possibility of recapturing money that was written off as a result of a debt writedown.

Before executing FSA-2253, the lender must obtain an appraisal of the real estate that is used to secure the written down loan. The appraisal figure will be recorded on FSA-2253. The appraisal must be dated within 1 year of FSA-2253 execution to be valid.

All servicing requirements apply to all existing SAA's that were entered into before SAA becoming FSA-2253. For purposes of this handbook, wherever FSA-2253 is referred to, it will also pertain to existing SAA's.

All requirements in this paragraph apply to all lender types, unless otherwise noted.

B Lender Responsibilities When Servicing FSA-2253

The lender is responsible for:

- **monitoring the borrower's compliance with the Shared Appreciation Agreement**
- **notifying the borrower of the amount of recapture due**
- **beginning October 1, 1999, a notice of the agreement's provisions not later than 12 months before the end of the agreement**
- **reimbursing the Agency for its pro-rata share of recapture due.**

288 Servicing SAA's (7 CFR 762.147) (Continued)

C Events That Trigger Recapture

Recapture of any appreciation of real estate security will take place at the end of the term of the Agreement, or sooner, if the following occurs:

- **on the conveyance of the real estate security (or a portion thereof) by the borrower**

Note: If only a portion of the real estate is conveyed, recapture will only be triggered against the portion conveyed. Partial releases will be handled in *--accordance with § 762.142(b) (paragraph 280); and transfer of title to the--* spouse of the borrower on the death of such borrower, will not be treated as a conveyance under the agreement.

- **on the repayment of the loans**
- **if the borrower ceases farming operations.**

Recapture may also occur in either of the following cases:

- the note FSA-2253 is attached to is accelerated
- the borrower dies and there is no spouse to whom the property will be conveyed.

After FSA-2253 has been executed, the lender must monitor the borrower's compliance with FSA-2253. This includes determining when an event that activates FSA-2253 occurs.

When the borrower performs an action that triggers the collection under FSA-2253, the lender will obtain an appraisal of the collateral, determine the recapture due, if any, and notify the borrower of the amount due in writing. **Security values will be determined by appraisals obtained by the lender and meeting the requirements listed in 7 CFR 762.127** (paragraphs 181 through 183). The lender will pay for the appraisal or recapture the appraisal expense from the borrower. If the sale of security triggers recapture and the price received for the security is higher than its appraised value, then the sale price will serve as the upper limit when calculating incremental increase in the appreciation of security.

After recapture, the lender will give FSA its pro-rata share of the proceeds or service the account according to subparagraph F.

To help lenders monitor a borrower's compliance with FSA-2253, authorized agency officials may encourage lenders to use the letter in subparagraph D to remind the borrower of the FSA-2253 commitment.

288 Servicing SAA's (7 CFR 762.147) (Continued)

D Example of Letter Reminding Loan Borrowers of Potential Writedown Recapture

The following is an example of a letter for reminding loan borrowers of potential writedown recapture.

Borrower's Address

Dear (Borrower):

On Month, Day, Year, Name of Lender, wrote down \$_____ of a debt that you owed in connection with a guarantee that was provided by the Farm Service Agency (FSA). In consideration for receiving this writedown, you executed a ___10-year ___5-year Shared Appreciation Agreement (Agreement) in connection with the real estate that you pledged as collateral for this loan. We have enclosed a copy of the Agreement for your reference.

This letter is to remind you of the possibility that you may have to repay all or a portion of the amount of your loan that was written down. The Agreement that you signed requires you to repay all or a portion of the debt written down if the real estate that secured the loans increased in value and one of the following occurs:

- ___10 years ___5 years have passed since you signed the Agreement;
- Title of the real estate security (or a portion thereof) was conveyed (with certain exceptions);
- The remainder of the loan has been repaid; or
- You have quit farming.

If you believe the value of your property has increased, you will need to consider this potential liability when you make future plans. The amount of repayment cannot exceed the amount written down.

If you would like any additional information on how this Agreement can affect you and what actions you need to take, please contact this office.

Sincerely,

Lender's Representative

Enclosure

E Calculating Recapture

The amount of recapture will be based on the difference between the value of the security at the time recapture is triggered and the value of the security at the time of write down as shown on the Shared Appreciation Agreement.

- **If recapture is triggered within 4 years of the date of the Shared Appreciation Agreement, the lender shall recapture 75 percent of any positive appreciation in the market value of the property securing the loan or line of credit agreement.**
- **If recapture is triggered after 4 years from the date of the Shared Appreciation Agreement, the lender shall recapture 50 percent of any positive appreciation in the market value of the property securing the loan or line of credit agreement.**

The amount of recapture will not exceed the amount of writedown shown on the Shared Appreciation Agreement.

288 Servicing SAA's (7 CFR 762.147) (Continued)

F Servicing Recapture Debt

If recapture is triggered under the Shared Appreciation Agreement and the borrower is unable to pay the recapture in a lump sum, the lender may do 1 of the following.

- **Reschedule the recapture debt with the consent of the Agency, provided the lender can document the borrower's ability to make amortized payments on the recapture debt plus pay all other obligations. In such case, the recapture debt will not be covered by the Guarantee.** The lender will send FSA its share of every payment when it's received.
- **Pay the Agency its pro rata share of the recapture due. In such case, the recapture debt of the borrower will be covered by the Guarantee.**

***--Note:** FSA-2247 will be completed and submitted to the RD Business Center, Guaranteed Commercial Branch to indicate the new maturity date, if applicable, including the amortization period of the recapture. If the guaranteed loan has matured, complete FSA-2244 and submit it to the RD Business Center, Guaranteed Commercial Branch indicating that the termination will be reversed and the--* loan reinstated.

- **Service the account in accordance with § 762.149.**

If recapture is triggered, and the borrower is able, but unwilling to pay the recapture in a lump sum, the lender will service the account in accordance with § 762.149.

Any shared appreciation recaptured by the lender will be shared on a pro-rata basis between the lender and the Agency.

All appraisal fees will be paid by the lender. The lender may pass the fee on to the borrower. The borrower has 30 calendar days to repay the debt in a lump sum after receiving a notice of the appreciation due to the lender.

The authorized agency official shall process recapture payments by completing FSA-2254
--and forwarding it with payment to the RD Business Center, Guaranteed Commercial Branch.--

288 Servicing SAA's (7 CFR 762.147) (Continued)**G Basis for the Amount of Recapture**

Because of 2 consecutive years of drought that destroyed crops, a farmer and lender devised a restructuring plan where \$200,000 of remaining debt was written down to \$100,000 and FSA-2253 was executed. FO had been guaranteed by FSA at 90 percent. An appraisal at the time of the writedown valued the farmer's security at \$75,000.

One year later the farmer sells his farm for \$85,000. The Basis for the Amount of Recapture is equal to:

Value of real estate security (appraisal or sale price, whichever one is higher) at the time of a recapture triggering event minus value of real estate security when FSA-2253 was executed.

Basis for the Amount of Recapture: $\$85,000 - \$75,000 = \$10,000$.

Since Basis for the Amount of Recapture is positive, the borrower will be required to pay the lender a percentage of the recaptured monies. The percentage to be paid to the lender within the first 4 years of FSA-2253 execution is 75 percent (the percentage drops to 50 percent 4 years after FSA-2253 execution). Therefore, the farmer owes his lender the following:

$\$10,000 \times 75\% = \$7,500$ due the lender.

FSA is entitled to the portion of the shared appreciation equal to the rate of the guarantee on the loan. Therefore, in this case, FSA's pro-rata share is equal to:

$\$7,500 \times 90\% = \$6,750$ due FSA.

At least annually, the authorized agency official will contact all lenders with active FSA-2253's to determine whether any FSA-2253 monies have been collected. To help lenders in their FSA-2253 monitoring responsibilities, a copy of the letter in subparagraph H may be used by FSA employees when performing this annual lender contact.

288 Servicing SAA's (7 CFR 762.147) (Continued)

H Example of Servicing Recapture Debt Reminder Letter

This is an example of a letter for reminding lenders of guaranteed loan accounts that received a writedown.

Lender's Address

Dear (Lender's Representative or Sir/Madam):

Our records indicate that the Farm Service Agency (FSA), paid your institution \$ ___ on Month, Day, Year, to reimburse it for the guaranteed portion of a \$ ___ loss that you suffered by writing down the account of your borrower Borrower's Name. This letter is to remind you that the borrower signed a Shared Appreciation Agreement (SAA) in connection with this writedown and you are obligated to monitor that agreement. We have enclosed a copy of SAA for your reference and provided you with a letter that you may use to remind your borrower of the potential for recapture under SAA.

SAA requires the borrower to repay all or a portion of the debt written down as a result of an increase in value of the real estate that secured the loans written down. This recapture is triggered by any of the following events:

- ___10 years ___5 years have passed since the borrower executed SAA;
- Title to the real estate security (or a portion thereof) was conveyed by the borrower to someone other than the borrower's spouse upon the death of the borrower;
- The loans have been repaid; and
- The borrower quits farming.

Please review your records, consult with the borrower, review land records, or take other actions to determine whether any of the triggering actions have occurred in this case. If so, you should inform the borrower of the amount that they owe your institution under the terms of their agreement. If SAA has not been triggered, you may still wish to remind the borrower of the terms of this agreement, to allow sufficient time for them to plan for this possibility. You are responsible for obtaining any appraisals necessary to document the amount of appreciation; however, you may pass the expense to the borrower.

I sincerely appreciate your efforts to meet the credit needs of the farmers in our area. If you would like any additional information or assistance on this subject, please contact this office.

Sincerely,

Loan Servicing Official

Enclosure

288 Servicing SAA's (7 CFR 762.147) (Continued)**I FSA Monitoring of FSA-2253**

If an FSA employee suspects a recapture triggering event has occurred, and the lender has not taken action, the authorized agency official should discuss appropriate servicing actions with the lender.

Beginning October 1, 1999, the lender must provide a borrower notice of the agreement's provisions not later than 12 months before the end. The authorized agency official must send a note to lenders reminding them of FSA-2253 and their responsibilities at the time of recapture triggering.

289-299 (Reserved)

--Part 12 Servicing Delinquent Accounts--

Section 1 General Process for Restructuring Guaranteed Loans

300 Monetary Default - Overall Loan Servicing Process (7 CFR 762.143)

--A Default and Servicing Delinquent Loans--

A borrower is in default when they are 30 days past due on a payment or in violation of provisions of the loan documents.

When a default occurs, the lender is expected to work with the borrower so that the loan can be brought current and the borrower can continue the farming operation. Prompt followup on delinquent payments, early recognition of loan problems, and prudent use of restructuring tools are keys to resolving many delinquent loans. The lender has an assortment of restructuring tools that may be used to bring the loan current. These include:

- rescheduling
- deferral
- debt writedown
- IA, if eligible.

*--The following table represents the timeline for servicing delinquent loans and the required lender actions for restructuring guaranteed loans.

Delinquent Loan Servicing Timeline (Monetary Default)--*	
Payment Due Date	Payment Missed
30 Calendar Days After Due Date	Borrower in Default
Within 45 Calendar Days After Due Date	Meeting Between Borrower and Lender
60 Calendar Days After IA Determination	Earliest Date that Lender Can Initiate Foreclosure Action
Within 120 Calendar Days After Due Date	Loan Restructuring Plan Implemented or Decision to Liquidate Made

300 Monetary Default - Overall Loan Servicing Process (7 CFR 762.143) (Continued)**B Loan Past Due**

Default occurs on the loan immediately upon failure to make a scheduled installment on the day it is due. However, many lenders provide for a 30-calendar-day grace period before a notice of default is mailed or other actions are taken. To comply with this standard, FSA has established 30 calendar days after the payment due date as the maximum allowed before a loan must be declared in default. No direct action, other than monitoring of the situation, is required before this date. However, a lender does not have to wait until the loan is 30 calendar days past due before taking action. For example, perishable security, such as produce, or instances of maltreated livestock may dictate a quicker response to default than 30 calendar days.

If a borrower is current on a loan, but will be unable to make a payment, a restructuring proposal may be submitted in accordance with § 762.145 of this part and Section 2 prior to the payment coming due.

If through their involvement with an FSA direct loan, or in any manner, the authorized agency official becomes aware that a guaranteed borrower is in default or likely to default on their loan, they should communicate their concerns to the lender. If the loan payment was due but not paid over 30 calendar days ago, and no reports have been received from the lender, the authorized agency official will contact the lender to request a status report and remind them that they must work with the borrower and take timely action to correct delinquencies or liquidate the loan. Failure to address default in a prudent and timely fashion may result in a reduction or rejection of a lender's request for a loss claim, should a loss claim result. A loss claim may be reduced by the amount caused by the lender's failure to secure property after a default, and will be reduced by the amount of interest that accrues while no contact is made with the borrower or no action is taken to cure the default, once it occurs. Face to face or telephone communication should be followed up with a letter if the loan remains in default and corrective action is not taken.

300 Monetary Default - Overall Loan Servicing Process (7 CFR 762.143) (Continued)**C Borrower in Default**

PLP lenders will service defaulted loans according to their lender's agreement. In the event of borrower default, SEL and CLP lenders will report to the Agency in accordance with 762.141, and follow the requirements of 762.143.

A guaranteed loan is in default if a loan payment is outstanding 30 calendar days after its due date. A borrower may also be in default if they have violated a loan agreement in another manner such as conversion of loan security, filing bankruptcy, failure to submit reports as required, defaulting on another loan with the same lender, or failure to maintain collateral as agreed. The lender will determine if a loan warrants default status because of a nonmonetary violation of the loan agreement. See paragraph 301 for information on the servicing process for loans in nonmonetary default.

D Borrower and Lender Meeting

The lender will arrange a meeting with the borrower within 15 days of default, 45 days after payment due date for monetary defaults, to identify the nature of the delinquency and develop a course of action that will eliminate the delinquency and correct the underlying problems. The lender or the borrower may request the attendance of an Agency credit officer. If requested, the Agency credit officer will assist in developing solutions to the borrower's financial problems. Non-monetary defaults will be handled in accordance with the lender's note, loan agreements or any other applicable loan documents.

During this meeting, the lender should discuss the following items with the borrower.

- **Borrower's Ability to Bring Account in Compliance. The lender and borrower will prepare a current balance sheet and cash flow projection in preparation for the meeting. If the borrower refuses to cooperate, the lender will compile the best *--financial information available.** These statements and their implication in the--* borrower's ability to bring the loan current should be discussed at the lender-borrower meeting.

300 Monetary Default - Overall Loan Servicing Process (7 CFR 762.143) (Continued)

D Borrower and Lender Meeting (Continued)

- **Restructuring Options Available to Borrower.** The variety of possible restructuring options includes rescheduling, reamortization, deferral, or debt writedown or a combination thereof as described in paragraphs 325 through 328. After analyzing the current financial condition of the borrower, 1 or more of these options may be presented as possible solutions to resolve the borrower's financial problems.

Note: If requested, the authorized agency official will assist in developing solutions to the borrower's financial problems. The authorized agency official may offer advice and answer questions to assist in developing solutions to the borrower's financial problems, and may concur with limited proposals, such as short term forbearance, that result from the meeting. In the case of SEL's, official FSA concurrence cannot be provided until FSA receives a formal proposal for restructuring from the lender.

- **Determination of Availability of IA.** The lender must inform the borrower about the IA Program. If the lender and borrower feel that IA in conjunction with a loan rescheduling will correct the loan default, they may submit an IA request to FSA according to Part 8, Section 3. IA eligibility is determined by FSA according to Part 9. The borrower can waive IA Program eligibility consideration during the meeting. If program eligibility consideration is waived in writing, the loan can be accelerated immediately and a liquidation plan may be submitted to FSA.

The lender will summarize the meeting and proposed solutions on the Agency form for guaranteed loan borrower default status (FSA-2248) completed after the meeting and submit it to the local credit office immediately. The lender will indicate the results on this form for the lender's consideration of the borrower for interest assistance in conjunction with a rescheduling under § 762.145 (b). Copies of correspondence sent to the borrower about agreements reached may be attached to this report. The meeting summary attached to FSA-2248 should also include the dates of planned servicing actions. The lender must continue to submit FSA-2248 every 60 calendar days until the default is resolved or a final loss claim is submitted. The lender will include on each report the most recent contact with the borrower or action to collect the loan as well as the next planned action and date. If a default is resolved, the lender must submit FSA-2248 by mail or electronically, indicating that the loan is current and the new loan terms and conditions. FSA *--will input the information, including any comments, through GLS immediately upon--* receipt, if the information was submitted by mail. Otherwise, the lender will update the information through GLS.

*--**Note:** If comments are not provided by the lender, the authorized agency official will notate that comments were not provided by the lender when entering data from FSA-2248 in GLS.--*

300 Monetary Default - Overall Loan Servicing Process (7 CFR 762.143) (Continued)**E Borrower Refusal to Attend Meeting**

If after 60 calendar days a delinquent borrower does not respond to the lender's request for a meeting or refuses to discuss resolution of the default, the lender should take actions to protect their security interests and proceed with liquidation of the loan according to subparagraph G.

F Lender Repurchase of Guarantee

The lender will determine whether it will repurchase the guaranteed portion from the holder in accordance with § 762.144 if the guaranteed portion of the loan was sold on the secondary market. See Part 15.

The holder may ask the lender to repurchase the guarantee 60 calendar days after the missed payment date. The lender is encouraged to repurchase the guarantee when asked by the holder according to Part 15.

G Earliest Date to Begin to Liquidate Security

The lender may not initiate foreclosure action on the loan until 60 days after eligibility of the borrower to participate in the Interest Assistance Programs has been determined by the Agency.

Sixty calendar days after the disposition of the issue of IA, the lender may accelerate the loan. When accelerating the loan, SEL's and CLP lenders must submit a liquidation plan to FSA. If at any point before the end of the 60-calendar-day period the borrower waives IA eligibility consideration in writing, the lender may prepare to liquidate the loan immediately. See Part 14.

No abeyance period applies to loan restructuring. The lender and borrower may restructure a loan at any time following the meeting, regardless of the IA eligibility decision.

300 Monetary Default - Overall Loan Servicing Process (7 CFR 762.143) (Continued)**H Loan Restructuring Decision**

The lender must decide whether to restructure or liquidate the account within 90 days of default, unless the lender can document circumstances that justify an extension by the Agency.

If loan restructuring cannot eliminate the default or the borrower will not eliminate the default within a reasonable period of time, the loan shall be liquidated. See Part 14. If requested by the lender, the authorized agency official may allow brief extensions for the preparation of a restructuring proposal and will document the request, reasons and concurrence in the FSA guaranteed loan file.

If the borrower can present a feasible restructuring proposal, the lender should prepare the plan and submit it to FSA as required by their Lender's Agreement. **Standard eligible lenders must obtain prior written approval of the Agency for all restructuring actions.** See paragraph 313.

FSA expects CLP and PLP lenders to have explored servicing options and implemented a feasible restructuring plan within 90 calendar days of default. If a lender plans to perform a debt writedown, prior approval from FSA is necessary. See paragraph 328. If restructuring is unfeasible, FSA expects the lender to accelerate the loan and prepare for liquidation by this date. See Part 14.

301 Nonmonetary Default - Overall Loan Servicing Process**A Servicing Requirements**

If a borrower defaults on his loan because of a nonmonetary default, the lender must service the loan in a manner consistent with monetary default regulations. While FSA does not require the lender to follow the monetary default time line in the cases of nonmonetary default, FSA expects the lender to have a meeting with the borrower to explain the cause of the default soon after default is declared.

At the meeting between the lender and borrower, the lender should discuss corrective actions desired and options for mitigation of the default. For example, if the borrower was supposed to maintain a herd of 130 breeding animals, but was declared in default because it has decreased to 120, the lender should discuss the availability of replacement collateral, timeframes, and conditions. The borrower and lender should work to develop a feasible restructuring plan.

Once default is declared the lender is expected to take all necessary actions to protect and secure the loan's collateral.

B FSA Concurrence

If the lender and borrower cannot develop a feasible restructuring plan to bring the loan current again, the loan shall be liquidated. FSA will respond to CLP's request to liquidate a loan in the case of a nonmonetary default within 14 calendar days of receiving the lender's request for concurrence on loan liquidation. SEL lenders will be contacted by FSA within 30 calendar days of the receipt of a liquidation request. Once FSA concurs on a lender's request to liquidate a loan as a result of a nonmonetary default, FSA expects the lender to initiate a foreclosure action, accelerate the loan, and file a liquidation plan in a timely manner. See Part 14 for guidelines on liquidation.

302-311 (Reserved)

Section 2 Restructuring Requirements for Guaranteed Loans

312 Lender Requirements and Conditions for Loan Restructuring (7 CFR 762.145)

A General Requirements

For any restructuring action, the following conditions apply.

- **The borrower meets the eligibility criteria of § 762.120, except the provisions regarding prior debt forgiveness and delinquency on a Federal debt do not apply.**

Notes: When a lender submits a request for FSA concurrence with a restructuring action, the authorized agency official will review the borrower's eligibility for the loan. However, the eligibility provisions of subparagraphs 108 C and D do not apply to the restructuring of existing loans.

If a co-borrower or co-signer is required to execute a note in conjunction with a restructuring the lender must provide the name, Social Security number, and current address of the co-borrower or co-signer to FSA. The co-borrower must also meet the eligibility criteria of § 762.120.

- **The borrower's ability to make the amended payment is documented by the following:** (SEL and CLP lender only; PLP lender shall see the Lender's Agreement)

- **a feasible plan**

Note: If interest assistance is required to achieve a feasible plan, the items required by Sec. 762.150(d) must be submitted with a restructuring request.

- **current financial statements from all liable parties**
- **verification of nonfarm income**
- ***--verification of all debts (if over \$5,000)--***
- **applicable credit reports**
- **financial history (and production history for standard eligible lenders) for the past 3 years to support the cash flow projections.**

Note: A final loss claim may be reduced, adjusted, or rejected as a result of negligent servicing after the concurrence with a restructuring action under this section.

**312 Lender Requirements and Conditions for Loan Restructuring (7 CFR 762.145)
(Continued)****A General Requirements (Continued)**

- **Loans secured by real estate and/or equipment can be restructured using a balloon payment, equal installments, or unequal installments. Under no circumstances may livestock or crops alone be used as security for a loan to be rescheduled using a balloon payment. If a balloon payment is used, the projected value of the real estate and/or equipment security must indicate that the loan will be fully secured when the balloon payment becomes due. The projected value will be derived from a current appraisal adjusted for depreciation of depreciable property, such as buildings and other improvements, that occurs until the balloon payment is due. For equipment security, a current appraisal is required. The lender is required to project the security value of the equipment at the time the balloon payment is due based on the remaining life of the equipment, or the depreciation schedule on the borrower's Federal income tax return. Loans restructured with a balloon payment that are secured by real estate will have a minimum term of 5 years, and other loans will have a minimum of 3 years before the scheduled balloon payment. If statutory limits on terms of loans prevent the minimum terms, balloon payments may not be used. If the loan is restructured with unequal installments, a feasible plan, as defined in §761.2(b) of this chapter, must be projected for when installments are scheduled to increase.**

Example of unequal installment: A payment that increases as the cash flow and debt repayment ability of the farming operation increases because of development or expansion. Unequal installments may be used when development is being financed, such as the planting of orchards or other perennial crops, the construction of livestock or other processing facilities, or the purchase of foundation livestock. Since typical production income may not be realized for quite a number of years in some cases, higher installments could be scheduled later in the life of the loan. For instance, an orchard development may be financed resulting in the planting of immature trees. In years 1 through 3, there may be no realized production and income. In years 4 through 6, initial production may be anticipated; however, full production may not be expected until years 8 through 10. Unequal payments may be adjusted accordingly.

- **If a borrower is current on a loan, but will be unable to make a payment, a restructuring proposal may be submitted prior to the payment coming due.**
- ***--The lender may capitalize the outstanding interest, according to the requirements of subparagraph 326 D.--***

**312 Lender Requirements and Conditions for Loan Restructuring (7 CFR 762.145)
(Continued)****A General Requirements (Continued)**

- **The lender's security position will not be adversely affected because of the restructuring. New security instruments may be taken if needed, but a loan does not have to be fully secured in order to be restructured, unless it is restructured with a balloon payment. When a loan is restructured using a balloon payment, the lender must take a lien on all assets and project the loan to be fully secured at the time the balloon payment becomes due, in accordance with 7 CFR 762.145 (b)(4).**

Note: If the lender takes additional security as part of the loan restructuring, a list of the new security items and their estimated values should be forwarded to the authorized agency official along with all other restructuring materials according to paragraph 313.

- **Any holder agrees to any changes in the original loan terms.**

All lenders will submit copies of any restructured notes or lines of credit to the Agency.

--If a new note is not taken, the existing note or line of credit agreement must be modified by attaching an allonge or other legally effective amendment.--

For CL, the lender must ensure that the borrower is maintaining the practice for which CL was made.

*** * ***

313 Specific Lender Requirements for Loan Restructuring (7 CFR 762.145)**A SEL Request for Restructuring**

Standard eligible lenders must obtain prior written approval of the Agency for all restructuring actions. The request must include items listed in subparagraph 312 A.

After FSA has approved the restructure and SEL has restructured the loan, the lender must submit:

- FSA-2248 indicating that the loan is current
- copies of restructured notes, line of credit agreements, or allonges.

After SEL has submitted all of these documents, FSA shall:

- review the documents for compliance
- input FSA-2248 into GLS
- execute FSA-2245 and provide a copy to the lender, if applicable
- *--complete and forward FSA-2249 to the RD Business Center, Guaranteed Commercial Branch.--*

313 Specific Lender Requirements for Loan Restructuring (7 CFR 762.145) (Continued)

B CLP Restructuring Requirements

CLP lenders must obtain prior written approval of the Agency only for debt write down under this section.

For restructuring other than write down, CLP lenders will provide FSA with a certification that each requirement of this section (Part) has been met, a narrative outlining the circumstances surrounding the need for restructuring, and copies of any applicable calculations.

In addition, the CLP lender will provide:

- FSA-2248 to show the loan is current
- copies of any restructured notes, lines of credit agreements, or allonges.--*

After the CLP lender has submitted all of these documents, FSA shall complete the same actions as for SEL's.

C PLP Restructuring Requirements

PLP lenders will restructure loans in accordance with their lender's agreement.

A PLP lender may request guidance on or concurrence with a restructuring proposal. The authorized agency official shall review the lender's request for compliance with the terms *--indicated in the credit management system of their PLP Lender's Agreement.

All PLP lenders will submit copies of any restructured notes, line of credit agreements, or allonges to FSA. With the copies of any restructured notes, line of credit agreements, or allonges, PLP's must attach a cover memo explaining the restructuring and, if the loan was delinquent, submit FSA-2248 to confirm that the loan is once again current.

After the PLP lender has submitted all of these documents, FSA shall complete the same actions as for SEL lenders.--*

314 FSA Response to Restructuring Requests**A Authorized Agency Official Responsibilities**

Authorized agency officials have several responsibilities in the event a loan defaults and a lender submits a restructuring plan, including:

- provide loan restructuring assistance and guidance as requested
- review FSA-2248 for compliance with FSA guarantee documents, the lender's loan agreement, promissory notes, and FSA regulations
- inform the lender if the borrower is eligible for IA if requested
- process all FSA-2248's in GLS.

The authorized agency official should contact the lender to discuss any problems with the proposal, request corrections, or suggest revisions. If the requested corrections are significant, this contact should be followed up with a letter outlining the additional information needed and a timeframe for it to be provided. If the proposal is approved, the authorized agency official will inform the lender that they may proceed to restructure the loan.

If the lender fails to provide updates on recent or planned collection actions, estimated timeframes for corrective actions proposed by the borrower, or other information reviewed that indicates that the lender is not acting timely or prudently to protect their interest, the authorized agency official will inform the lender in writing of the problems noted and request modifications.

If an SEL lender has made the decision to liquidate a loan, the authorized agency officials should ensure that SEL has investigated the feasibility of every restructuring option before a decision to liquidate was reached. It is solely the lender's prerogative to accept or reject a borrower's plan for resolution of a default or offer an option for restructuring the debt. Still, the authorized agency official should review the situation and advise the lender of any unexplored servicing options that exist that may benefit the borrower, lender, and FSA.

314 FSA Response to Restructuring Requests (Continued)

B FSA Response to Requests for Restructuring

[7 CFR 762.145(a)] If the standard eligible lender's proposal for servicing is not agreed to by the Agency, the Agency approval official will notify the lender in writing within 14 days of the lender's request.

Authorized agency officials must review and respond to a restructuring request from SEL in a timely manner. Any request for concurrence on a restructuring plan must be accompanied *--by all necessary supporting documents according to paragraphs 312 and 326 through 328.--*

- **FSA Response to Rescheduling Request:** The authorized agency official must review SEL's proposed rescheduling to determine that it is feasible and that the repayment period does not exceed the maximum allowable term. If SEL proposes a restructuring of a loan with capitalized interest the authorized agency official must concur on the capitalization request along with the rescheduling request.
- **FSA Response to Deferral Request:** After reviewing the restructuring proposal, the authorized agency official must ensure that the deferral plan is feasible and that the deferral does not extend beyond the final due date of the loan note. If the deferral period extends beyond 1 year, interest in its totality cannot be deferred. A portion of interest must be paid for each year the loan is in abeyance.

If the lender's proposal for servicing is not agreed to by FSA, the agency approval official shall notify the applicant in writing, with a copy to the lender, within 14 calendar days of the lender's request. This letter will inform the lender and borrower of their informal review, mediation, and appeal rights according to 1-APP.

314 FSA Response to Restructuring Requests (Continued)

--C FSA Review of CLP and PLP Restructuring Actions--

* * *

--The authorized agency official shall review the loan restructuring documents and FSA-2248 according to paragraphs 313 and 326 through 328, and confirm that the-- restructuring actions did not violate any FSA regulations. If the authorized agency official has any concerns about the restructuring of the loan, the authorized agency official shall contact the lender to discuss the concerns.

315-325 (Reserved)

Section 3 Restructuring Options

326 Rescheduling of Debt (7 CFR 762.145)

A Overview

Rescheduling involves changing the payment terms of a loan, such as a change in the interest rate or term in years of a note or LOC agreement. The new repayment schedule must be based on the borrower's ability to repay over the maximum loan term or life of the security. A loan does not have to be in default before being rescheduled.

B General Requirements for Rescheduling

[7 CFR 762.145(c)] Payments will be rescheduled within the following terms:

- **FO and existing SW loans may be amortized over the remaining term of the note or rescheduled with an uneven payment schedule over a period not to exceed 40 years from the date of the original note**
- **OL notes must be rescheduled over a period not to exceed 15 years from the date of the rescheduling. An OL line of credit must be rescheduled over a period not to exceed 7 years from the date of the rescheduling or 10 years from the date of the original note, whichever is less. Advances cannot be made against a line of credit loan that has had any portion of the loan rescheduled**

***--Note:** In the case of a bankruptcy reorganization, an OL line of credit may be extended up to 15 years from the date of the confirmed plan, but only when secured by real estate. Lenders must submit supporting documentation including a copy of the confirmed bankruptcy plan according to subparagraph 342 B.--*

- **CL will be amortized over the remaining term or rescheduled with an uneven payment schedule. The maturity date cannot exceed 30 years from the date of the original note.**

The interest rate for a rescheduled loan is the negotiated rate agreed upon by the lender and the borrower at the time of the action, subject to the loan limitations for each type of loan.

The interest rate on both the guaranteed portion and the nonguaranteed portion of CL, OL or FO may not exceed the maximums established in paragraph 135, 762.124(a) requirements.

326 Rescheduling of Debt (7 CFR 762.145) (Continued)

C Required Lender Actions

[7 CFR 762.145(c)] A new note is not necessary when rescheduling occurs. However, if a new note is not taken, the existing note or line of credit agreement must be modified by attaching an “allonge” or other legally effective amendment, evidencing the revised repayment schedule and any interest rate change. If a new note is taken, the new note must reference the old note and state that the indebtedness evidenced by the old note or line of credit agreement is not satisfied. The original note or line of credit agreement must be retained.

To request a rescheduling, SEL lenders must submit documentation according to the *--requirements listed in paragraph 312 and obtain FSA approval before implementation of the action. CLP and PLP lenders must submit documentation according to requirements listed in paragraph 312 **after** rescheduling a loan.--*

D Capitalization of Interest

[7 CFR 762.145(b)] The lender may capitalize the outstanding interest when restructuring the loan as follows:

- **As a result of the capitalization of interest, a rescheduled promissory note may increase the amount of principal the borrower is required to pay. However, in no case will such principal amount exceed the statutory loan limits contained in § 761.8.**
- **When accrued interest causes the loan amount to exceed the statutory loan limits, rescheduling may be approved without capitalization of the amount that exceeds the limit. Noncapitalized interest may be scheduled for repayment over the term of the rescheduled note.**

In a restructuring action, if capitalization of interest will cause the increased combined *--principal of the borrower’s outstanding OL’s, FO’s, and CL’s to exceed the limits outlined--* in subparagraph 244 A, the portion of the interest that would cause the loan to exceed the loan limit cannot be capitalized. Excess interest will be guaranteed and the lender may schedule the repayment over the term of the rescheduled note. If payments are received on the loan after the restructuring that exceed the regularly scheduled installment, excess payments may be applied to the non-capitalized interest first.

326 Rescheduling of Debt (7 CFR 762.145) (Continued)

D Capitalization of Interest (Continued)

- **Only interest that has accrued at the rate indicated on the borrower's original promissory notes may be capitalized. Late payment fees or default interest penalties that have accrued due to the borrower's failure to make payments as agreed are not covered under the guarantee and may not be capitalized.**
- **Approved capitalized interest will be treated as part of the principal and interest that accrues thereon, in the event that a loss should occur.**

As part of restructuring request, SEL's must receive FSA concurrence before interest can be capitalized.

Following restructuring, the lender should submit FSA-2248 indicating that the loan is current.

The lender may keep a record of late fees and default charges and collect them from the borrower in the case of extra payments or payment in full.

E FSA Review of Capitalization Request

The Agency will execute a modification of guarantee form to identify the new loan principal and the guaranteed portion if greater than the original loan amounts, and to waive the restriction on capitalization of interest, if applicable, to the existing guarantee documents. The modification form will be attached to the original Guarantee as an addendum.

When CLP or PLP has rescheduled or reamortized a loan with capitalized interest, or when the authorized agency official has concurred with SEL restructuring plan that includes capitalized interest, FSA must complete FSA-2245 to reflect the new guaranteed principal and any capitalized interest.

A copy of FSA-2245 will be placed in the FSA guaranteed loan file and the original will be attached to the original guarantee.

326 Rescheduling of Debt (7 CFR 762.145) (Continued)

F IA

Rescheduling of a loan with IA must meet all the conditions described in this paragraph and Part 9.

G Loan Consolidation

If a borrower has 2 or more guaranteed loans, the lender, under certain circumstances, may consolidate the guaranteed loans before rescheduling. The single, consolidated loan would be rescheduled according to this paragraph. See paragraph 286 for conditions about the consolidation of guaranteed loans.

327 Deferrals (7 CFR 762.145(d))

A General Description

A deferral postpones the payment of principal and interest on CL, FO, OL, or LOC to accommodate a temporary inability of the borrower to make scheduled payments. Loan principal can be deferred in whole or part. If the deferment period is 1 year or less, interest can be deferred in whole or in part. Interest may only be deferred in part if the deferral period extends over 1 year.

*--A deferral may be particularly useful for borrowers who have lost contracts with their current contractor, but have obtained a contract with a new contractor that will **not** begin immediately. The authorized agency officials should immediately inform affected lenders that a 90-calendar-day forbearance, extension, or loan modification can be approved if the lender believes the problem (loss of contract or reduction of bird or hog placement) can be resolved in a timely manner. The 90-calendar-day forbearance will be considered only if all other servicing actions, such as rescheduling of debt, deferral, or writedown, will **not** resolve the problem. At the end of the 90-calendar-day period, the lender **must** resume their regular servicing actions.

If the:

- problem is **not** resolved and the loan account is delinquent, the lender will proceed with default servicing
- loss of contract puts the loan in nonmonetary default based on the promissory note or loan agreements, the lender will review the promissory note and determine whether they may proceed with default servicing
- lender is **not** pursuing liquidation for loans in nonmonetary default, the lender and borrower must be actively seeking other sources of income.

Most guaranteed loans impacted have lender's agreements that require interest accrual to cease 90 calendar days from the date of the decision to liquidate. The agreement to exercise forbearance allows for a liquidation decision to be made, if necessary, when the forbearance period is complete. However, in all cases, the loan guarantee will **not** cover interest beyond 210 calendar days from the payment due date.--*

327 Deferrals (7 CFR 762.145(d)) (Continued)**B Conditions**

The following conditions apply to deferrals.

- **Payments may be deferred up to 5 years, but the loan may not be extended beyond the final due date of the note.**
- **The principal portion of the payment may be deferred either in whole or in part.**
- **Interest may be deferred only in part. Payment of a reasonable portion of accruing interest as indicated by the borrower's cash flow projections is required for multi-year deferrals.**
- **There must be a reasonable prospect that the borrower will be able to resume full payments at the end of the deferral period.**

The amount of principal and interest deferred must be based on the borrower's current ability to pay, and projections about ability to pay in the future. If the deferral period is to extend beyond 1 year, only a portion of the interest can be deferred.

If a LOC deferral exceeds 1 year, then LOC must be restructured and no new advances can be made. For LOC deferrals for less than 1 year there must be either inventory on hand to cover the carryover debt balances or the borrower must show repayment of the carryover debt plus the new operating cycle advances. If the LOC deferral is 1 year or less, it is *--unnecessary to notify the RD Business Center, Guaranteed Commercial Branch.--*

The loan may be rescheduled after the deferral if payments as scheduled cannot be made.

C Lender Request to Defer a Loan

To request a deferral, SEL lenders must submit documentation according to the requirements listed in paragraph 312. Based on this documentation, the authorized agency official will notify the lender in a timely manner whether or not the deferral plan is approved.

CLP lenders must submit documentation according to paragraph 313, after completing the loan restructuring.

PLP must restructure loans according to the Lender's Agreement and provide post-restructuring documentation to FSA according to paragraph 313.

328 Debt Writedown (7 CFR 762.145(e))**A Overview**

A debt writedown involves writing off a portion of the outstanding balance of a loan. A lender may write down a delinquent guaranteed loan only in an amount sufficient to enable the borrower to repay the reduced debt over the remaining term of the loan. All lenders must seek FSA concurrence before they can execute a debt writedown. Debt writedown loss claims must be approved by SED.

B General Requirements

***--[7 CFR 762.145(e)(1)] The following conditions apply to debt writedown:**

- **A lender may only writedown a delinquent guaranteed loan or line of credit in an amount sufficient to permit the borrower to develop a feasible plan of operation as defined in § 761.2(b) of this chapter.--***
- **The lender will request other creditors to negotiate their debts before a writedown is considered.**
- **The borrower cannot develop a feasible plan after consideration is given to rescheduling and deferral under this section.**
- **The present value of the loan to be written down, based on the interest rate of the rescheduled loan, will be equal to or exceed the net recovery value of the loan collateral.**
- **The loan will be restructured with regular payments at terms no shorter than 5 years for a line of credit and OL term note; and no shorter than 20 years for FO and CL, unless required to be shorter by paragraphs (c)(1)(i) through (ii) of this section (subparagraph 326 B).**
- **No further advances may be made on a line of credit that is written down.**
- **Loans may not be written down with interest assistance. If a borrower's loan presently on interest assistance requires a writedown, the writedown will be considered without interest assistance.**

328 Debt Writedown (7 CFR 762.145(e)) (Continued)

B General Requirements (Continued)

- **The writedown is based on writing down the shorter-term loans first.**
- **When a lender requests approval of a writedown for a borrower with multiple loans, the security for all of the loans will be cross-collateralized and continue to serve as security for the loan that is written down. If a borrower has multiple loans and one loan is written off entirely through debt writedown, the security for that loan will not be released and will remain as security for the other written down debt. Additional security instruments will be taken if required to cross-collateralize security or maintain lien priority.**
- **The writedown will be evidenced by an allonge or amendment to the existing note or line of credit reflecting the writedown.**

The payment of a loss claim in conjunction with a debt writedown does not establish a Federal debt and is not subject to offset.

The holder or holders, if any, must agree to the writedown or the lender must repurchase the guaranteed portion.

C Borrower Execution of FSA-2253

The borrower executes an Agency shared appreciation agreement for loans which are written down and secured by real estate. See paragraph 288 for information on servicing FSA-2253's.

- **The lender will attach the original agreement to the restructured loan document.**
- **The lender will provide the Agency a copy of the executed agreement.**
- **Security instruments must ensure future collection of any appreciation under the agreement.**

328 Debt Writedown (7 CFR 762.145(e)) (Continued)

D Lender Actions to Support Write Down Debt Request

The lender will prepare and submit the following to the Agency:

- **a current appraisal of all property securing the loan in accordance with § 762.127 and paragraphs 181 through 183**
- **a completed report of loss on the appropriate Agency form for the proposed writedown loss claim**
- **detailed writedown calculation as follows:**

Note: Detailed writedown calculations will be recorded on FSA-2252. If a borrower's cash flow projection indicates that within a definite, foreseeable time, additional repayment will be available for the guaranteed loan, the present value of the loan will be calculated based on an uneven payment stream.

- **calculate the present value (Exhibit 10)**
- **determine the net recovery value (Exhibit 10)**
- **if the net recovery value exceeds the present value, writedown is unavailable; liquidation becomes the next servicing consideration**
- **if the present value equals or exceeds the net recovery value, the debt may be written down to the present value**
- **the lender will make any adjustments in the calculations, as requested by the Agency.**

The appraisal will be paid for by the lender, but the cost can be passed to the borrower.

FSA-2252 will be used to calculate lender loss. After the lender loss has been calculated on FSA-2252, the lender loss claim will be submitted on FSA-2254. Lender loss will be the percentage of the guarantee multiplied by the difference between the outstanding principal and interest balance of the loan before the writedown and the outstanding balance of the loan after the writedown.

In addition to the materials noted in this paragraph, SEL's and CLP's must submit materials according to paragraph 313 to request a debt writedown.

329 FSA Review and Monitoring of Restructured Loans (7 CFR 762.145(b))**A Post-Restructuring Review and FSA Reporting Requirements**

The authorized agency official shall, after receiving a restructured note or LOC or an amendment to a note or LOC from a lender, review all applicable restructuring documents received by FSA, including the restructured note and FSA-2248 stating that the loan is current, and ensure that the loan was restructured with the principal, accrued interest, payments, interest rate and terms to which FSA agreed. If any discrepancies are found between regulatory requirements or the restructuring plan FSA originally agreed to and the executed restructuring, the lender must correct the restructured note. After the correctness of the restructured note has been verified, the restructured or amended note and the Modification of Guarantee, if interest was capitalized, should be attached to the copy of the original note.

B FSA Monitoring of Lender Loan Files With Restructured Loans

When reviewing files of loans that have been restructured, FSA employees must ensure that lenders restructured their loans according to the terms agreed to by FSA according to their Lender's Agreement. If the loan was restructured with terms that FSA did not agree to, the lender must adjust the loan terms to comply with terms FSA agreed to originally.

When reviewing CLP loan files, authorized agency officials should ensure that loans were restructured according to FSA rules and regulations and that the materials submitted in support of a restructuring action are accurate.

When reviewing restructured loan files made by PLP lenders, authorized agency officials should ensure that all restructuring was done according to the Lender's Agreement. If the Lender's Agreement is silent on a certain restructuring subject, the PLP lender must follow FSA rules and regulations for CLP lenders.

FSA may use FSA-2294 as a guide for reviewing debt writedowns.

329 FSA Review and Monitoring of Restructured Loans (7 CFR 762.145(b)) (Continued)

C FSA Monitoring of Loans That Have Been Restructured

A final loss claim may be reduced, adjusted, or rejected as a result of negligent servicing after the concurrence with a restructuring action under this section.

If the lender submits a loss claim on a loan that was restructured, and the loan was not restructured according to FSA-approved terms, the loss claim may be reduced or denied altogether.

330-339 (Reserved)

Part 13 Bankruptcy

340 Bankruptcy (7 CFR 762.148(a))

A Overview

The lender must protect the guaranteed loan debt and all collateral securing the loan in bankruptcy proceedings.

B Lender Losses

Lenders can apply to FSA to recover principal, interest, and certain expenses lost as a result
*-of bankruptcy proceedings. However, if interest is still accruing on the loan, all recovery
proceeds must be applied to principal first and then toward accrued interest.--*

341 Lender's Responsibilities in Bankruptcy Proceedings (7 CFR 762.148(a))**A Lender Responsibilities in Bankruptcy Cases**

Lenders must satisfy all requirements pertaining to a creditor in a bankruptcy proceeding, including the procedures under Chapter 7 (Liquidation), Chapter 11 (Reorganization), Chapter 12 (Adjustment of Debts of a Family Farmer with Regular Annual Income), or Chapter 13 (Adjustment of Debts of an Individual with Regular Income) of the Bankruptcy Code (11 U.S.C.), whichever is applicable. Lenders must ensure that a valid proof of claim is submitted; that collateral securing the guaranteed loan is protected; and that all rights of participation are exercised or protected. **The lender's responsibilities include, but are not limited to,** the following requirements.

- **Filing a proof of claim where required and all the necessary papers and pleadings.** If the loan includes FSA-2253, it must be included in the lender's proof of claim. See paragraph 288.
- **Attending, and where necessary, participating in meetings of the creditors and court proceedings.**
- **Protecting the collateral securing the guaranteed loan and resisting any adverse changes that may be made to the collateral.** If the debtor remains in possession, the lender must monitor for any adverse changes that may be made to the collateral and resist those changes by legal action, repossession of the collateral, or other suitable means. If the trustee in bankruptcy has assumed jurisdiction over the collateral, the lender must cooperate with the trustee in the administration of the estate. Such cooperation, however, should not preclude the lender from opposing actions of the trustee that do not advance the interests of the lender. The lender should attend and observe any public sales of collateral held by the trustee, and if appropriate submit a minimum bid.
- **Seeking a dismissal of the bankruptcy proceeding when the operation as proposed by the borrower to the bankruptcy court is not feasible.**

341 Lender's Responsibilities in Bankruptcy Proceedings (7 CFR 762.148(a)) (Continued)

A Lender Responsibilities in Bankruptcy Cases (Continued)

- **Monitor confirmed plans under chapters 11, 12, and 13 of the bankruptcy code to determine borrower compliance. If the borrower fails to comply, the lender will seek a dismissal of the reorganization plan.**
- **When permitted by the bankruptcy code, requesting a modification of any plan of reorganization if it appears additional recoveries are likely.**
- **Keeping the Agency regularly informed in writing of all aspects of the proceedings.**
 - The lender will submit a regular default status report when the borrower defaults and ~~should include with the default status report all significant steps in the bankruptcy proceeding, including the dates and pertinent details concerning:~~
 - confirmation of the plan
 - effective date of the plan
 - date the plan is completed
 - failure of the debtor to comply with the plan
 - discharge of the debtor.
 - ~~The lender shall submit a default status report (FSA-2248) when the borrower defaults and every 60 days until the default is resolved or a final loss claim is paid. The initial Default Status Report is sent to the local credit office immediately following the lender-borrower default meeting (see paragraph 313).~~
 - **The default status report (FSA-2248) will be used to inform the Agency of the bankruptcy filing, the reorganization plan confirmation date and effective date, when the reorganization plan is complete, and when the borrower is not in compliance with the reorganization plan.**

342 Lender's Claims for Expenses and Estimated Losses in Reorganization Bankruptcy Proceedings (7 CFR 762.148)**A Claims for Expenses in Reorganizations**

Lenders will be compensated for expenses and losses incurred as a result of a Chapter 11, 12, or 13 bankruptcy proceeding as follows:

- **Lender's in-house expenses, which are those expenses which would normally be incurred for administration of the loan, including in-house lawyers, are not covered by the guarantee.**
 - Expenses paid by lenders to third parties will be compensated as follows
 - **Expenses, such as legal fees, and the cost of appraisals incurred by the lender as a direct result of the borrower's Chapter 11, 12, or 13 reorganization, are covered under the guarantee, provided they are reasonable, customary, and provide a demonstrated economic benefit to the lender and the Agency and will be paid upon satisfactory claim by the lender.** Such expenses must be incurred following the filing of a voluntary petition by the borrower, and must be incurred before discharge of the debtor. Such third party costs must be reasonable and appropriate, and must be documented in the lender's files. Reasonable and appropriate generally will be determined by the commercial standards and practices in that location, and should be typical for the unguaranteed loans of the lender. Appraisal costs significantly higher than typical appraisal costs for a similar appraisal in the same part of the country by an appraiser of similar experience, for example, might be unreasonable.
- Note:** When reviewing the ledger provided with a loss claim, it should be noted that interest may accrue on protective advances; however, interest that accrues on legal fees paid by the lender are not covered by the Guarantee.
- Claims for expenses in reorganizations may be combined with claims for estimated losses of principal and interest or protective advances, but will not be paid the lender before plan confirmation.

342 Lender's Claims for Expenses and Estimated Losses in Reorganization Bankruptcy Proceedings (7 CFR 762.148) (Continued)

B Claims for Estimated Losses of Principal and Interest in Reorganizations

Lenders may submit a claim for losses of principal and interest sustained as a result of a reorganization plan in a bankruptcy reorganization proceeding. Lenders may have had an estimated loss claim approved by FSA before the reorganization bankruptcy filing. These lenders may have to submit a revised loss claim (bankruptcy type 05) as a result of the reorganization plan.

- Claims should be submitted using FSA-2254 to the authorized agency official. The authorized agency official shall review the claim using FSA-2295 and either request modifications by the lender or forward the claim to SED with recommendations and supporting documents as necessary.
- **At confirmation, the lender may submit an estimated loss claim (bankruptcy type 05) upon confirmation of the reorganization plan in accordance with the following:** The initial estimated loss claim (bankruptcy type 05) must include a copy of the confirmed bankruptcy plan and a memorandum clearly indicating the plan's confirmation date, the date the plan is to go into effect, and any other relevant information concerning the loan and the loss claim. Supporting documentation must be supplied immediately following confirmation of the plan.
- **--Note:** FSA will submit FSA-2249 and a copy of the confirmed bankruptcy plan to the RD Business Center, Guaranteed Commercial Branch, with any Type 05 loss--* claim to adjust to the new loan amount.
- When a confirmed plan extends the term of a guaranteed loan beyond the agency's maximum allowable terms, it does not extend the term of the guarantee. When preparing FSA-2249, agency officials will only extend the terms of the loan according to subparagraph 326 B.
- During the bankruptcy, interest accrual coverage begins with the filing date and continues through the plan confirmation date and will be paid as part of the estimated (bankruptcy type 05) loss.
- For subsequent bankruptcy reorganization filings, FSA will cover interest accrual on the portion of the debt determined to have become unsecured because of the multiple filings, but only if the initial bankruptcy was filed within 150 calendar days of default or the lender submitted an estimated loss claim within 150 calendar days of default.
- **The estimated loss claim (bankruptcy type 05) will cover the guaranteed percentage of the principal and accrued interest written off, plus any allowable costs incurred as of the effective date of the plan.**
- **The lender will submit supporting documentation for the loss claim.**
- **The estimated loss (bankruptcy type 05) payment may be revised as consistent with a court-approved reorganization plan.**

342 Lender's Claims for Expenses and Estimated Losses in Reorganization Bankruptcy Proceedings (7 CFR 762.148) (Continued)

- *--The estimated loss (bankruptcy type 05) claim may be revised after a court-approved partial liquidation of the collateral. When this occurs, the revised claim will be based upon the actual value received for the liquidated collateral as long as the lender made every effort to ensure that maximum proceeds were received. In these cases, FSA will pay the lender additional interest on that portion of debt that is determined to be unsecured on the bankruptcy (type 05) loss claim during and up to 45 calendar days after the court order for the chattel-secured portion of the debt and 90 calendar days for real estate.--*

C Claims for Estimated Interest-Only Losses in Reorganizations

Lenders may submit an estimated loss claim for interest only after confirmation of the reorganization plan in accordance with the following.

- Claims should be submitted using FSA-2254 to the authorized agency official.
- The interest-only estimated loss claim can be approved only after the confirmation date of the reorganization plan.
- The initial interest-only estimated loss claim may include a claim for interest accrued to the effective date of the reorganization plan (the date when the plan becomes effective). This date may be later than the date the plan is approved by the court (the confirmation date). This loss will be paid as of the plan's effective date with no additional interest accrual after that date.
- If the loan has a variable rate that remains at or below the court-ordered rate during the claim period, no loss claim may be submitted.
- Subsequent claims for interest-only estimated losses covering 1-year periods following the effective date of the reorganization plan may be submitted annually, and will be processed on the anniversary date of the effective date of the reorganization plan or immediately thereafter.
- **The loss claims may cover interest losses sustained as a result of court-ordered, permanent interest rate reduction.**
- **The loss claims will be processed annually on the anniversary date of the effective date of the reorganization plan.**

Note: Loss claims may also be processed immediately following the payment due date established in the reorganization plan and on that date annually thereafter.

- **If the borrower performs under the terms of the reorganization plan, annual interest reduction loss claims will be submitted on or near the same date, beyond the period of the reorganization plan.**

342 Lender's Claims for Expenses and Estimated Losses in Reorganization Bankruptcy Proceedings (7 CFR 762.148) (Continued)**D Claims for Reimbursement of Protective Advances in Reorganizations**

Protective advances made and approved in accordance with § 762.149

***--(subparagraph 360 D) may be included in an estimated loss claim associated with a--* reorganization, if:**

- **they were incurred in connection with the initiation of liquidation action prior to bankruptcy filing**
- **the advance is required to provide repairs, insurance, etc. to protect the collateral as a result of delays in the case, or failure of the borrower to maintain the security.**

Interest on protective advances will accrue only to the effective date of the reorganization plan.

E Claims for Actual Losses in Reorganizations

Once the reorganization plan is complete, the lender will provide the Agency with documentation of the actual loss sustained.

- **If the actual loss sustained is greater than the estimated loss payment, the lender may submit a revised estimated loss claim to obtain payment of the additional amount owed by the Agency under the guarantee.**
- **If the actual loss is less than the prior estimated loss, the lender will reimburse the Agency for the overpayment plus interest at the note rate from the date of the payment of the estimated loss.**

F Payment to Holder in Reorganizations

In reorganization bankruptcy, if a holder makes demand upon the Agency, the Agency will pay the holder interest to the plan's effective date. Accruing interest thereafter will be based upon the provisions of the reorganization plan. For lender and FSA responsibilities upon FSA repurchase, see subparagraph 376 B.

343 Lender's Claims for Expenses and Estimated Losses in Liquidation Bankruptcy Proceedings (7 CFR 762.148)**A Claims for Expenses in Liquidation**

[7 CFR 762.148(b)] Reasonable and customary liquidation expenses may be deducted from the proceeds of the collateral in liquidation bankruptcy cases or in reorganization bankruptcy where the plan calls for a partial liquidation of the collateral.

- **In-house expenses are not considered reasonable and customary liquidation expenses and may not be deducted from collateral proceeds.**
- **[7 CFR 762.148(d)] Upon receipt of notification that a borrower has filed for protection under Chapter 7 of the Bankruptcy Code, or upon confirmation of a liquidation plan under Chapter 11, the lender must proceed according to the liquidation procedures of this part (Part 14).**
- **If the property is abandoned by the trustee, the lender will conduct the liquidation according to § 762.149, and seek to realize value from the property.**
- **Proceeds received from partial sale of collateral during bankruptcy may be used by the lender to pay reasonable costs, such as freight, labor and sales commissions, associated with the partial sale. Reasonable use of proceeds for this purpose must**
--be documented with the final loss claim in accordance with § 762.149(i)(4).--

344 FSA Responsibilities in Bankruptcy Proceedings

A Monitoring Responsibilities

The authorized agency official must review the default status report, submitted by the lender and request updates to the bankruptcy proceedings. They should periodically monitor the lender's files to ensure that all necessary actions are taken by the lender concerning a bankruptcy case. This review should include verifying that the lender:

- files proof of claim and all necessary papers and pleadings concerning the case
- attends and where necessary participates in meetings of the creditors and all court proceedings
- seeks adequate protection of the collateral
- advises the authorized agency official of the status of the bankruptcy action
- requests modification or dismissal of any plan of reorganization if it appears that additional recoveries are likely or if the borrower fails to comply with the requirements of the plan.

During a bankruptcy proceeding, the authorized agency official must:

- determine the necessity of an independent appraisal or evaluation according to 7 CFR 762.127 (paragraphs 181 and 182) of collateral
- review documentation supporting loss claims, including expense claims, submitted by the lender
- *--upon confirmation of the reorganization bankruptcy plan, submit FSA-2249 and a copy of the confirmed bankruptcy plan to the RD Business Center, Guaranteed Commercial Branch, to adjust the loan to the new loan amount.--*

B Post Bankruptcy Plan Completion Actions

When a Chapter 11, 12, or 13 confirmed bankruptcy plan has been completed, unsecured debt will be discharged. Subparagraph 342 E requires the lender to provide documentation on the actual loss sustained. If there has been an additional loss incurred, an adjusted bankruptcy type 05 loss claim will be processed.

If the lender liquidates after a bankruptcy plan has been completed, but before the end of the term of the guarantee, the loss claim will be processed according to paragraphs 359 and 360 using the bankruptcy plan completion date as a beginning date for the new principal loan balance and the interest accrual for the loans.

If the loan pays in full, a loss claim is **not** required.

344 FSA Responsibilities in Bankruptcy Proceedings (Continued)**C Review of Bankruptcy Loss Claim**

The authorized agency official must:

- review FSA-2254 submitted by the lender, for accuracy, to ensure that FSA-2254 is coded correctly
- accept the loss claim or contact the lender to obtain revisions or additional information
- forward the claim to SED or its designee.

Note: The payment of any loss claim under a Chapter 7 or reorganization bankruptcy establishes a Federal debt. In the case of a Chapter 7, Regional OGC opinion is required to determine whether the borrower is or is not subject to offset. The payment of a claim under bankruptcy reorganization will not be subject to offset. See subparagraph 363 B for additional guidance.

All loss claims must be approved by SED. Following approval, SED shall forward approved *--loss claims to the RD Business Center, Guaranteed Commercial Branch.--*

345-354 (Reserved)

Part 14 Liquidation

355 Liquidation Process (7 CFR 762.149)

A Liquidation Process Overview

After a lender has determined that a borrower's financial difficulties cannot be solved with any 1 or combination of the loan restructuring options, the lender must liquidate the loan. All lenders are expected to proceed with liquidation in the following chronological order.

- The lender must give the borrower notice that the loan will be liquidated.
- The lender must accelerate the note.
- The lender must prepare a liquidation plan. SEL and CLP lenders will provide FSA with a copy.
- The lender must submit an estimated loss claim with the liquidation plan .
- The lender must liquidate the security.
- The lender must submit a final loss claim.
- The lender must remit future recoveries to FSA in proportion to the percentage of the guarantee.

Liquidation steps (maximum timeframes) are summarized as follows. All dates measured in calendar days after payment due date unless otherwise noted.

Liquidation Dates	Action
60	Earliest date that lender may file to liquidate security. Note: Sixty calendar days after disposition of IA eligibility issue (paragraph 300).
90	Lender gives notice to borrower and accelerates the loan or implements a loan restructuring plan.
120	Lender must reach a decision as to whether the account will be restructured or liquidated.
150	Liquidation plan and estimated loss claim must be submitted.
164	Estimated protective advances must be concurred with by FSA.
170	Liquidation plan must be approved by FSA.
180	Estimated loss claim must be approved by FSA.
260	Liquidation completed.
290	Final loss claim submitted.
330	FSA should approve or request modification of final loss claim. Note: Forty calendar days after submission of final loss claim (subparagraph 360 F).

355 Liquidation Process (7 CFR 762.149) (Continued)**B Earliest Date the Lender Can File to Liquidate Security**

The lender may not initiate foreclosure action on the loan until 60 calendar days after eligibility of the borrower to participate in the IA Program has been established by FSA. The lender and borrower must discuss IA Program eligibility at the default meeting. See paragraph 300 for more information on this meeting. If IA eligibility was waived in writing by the borrower, the lender may prepare to liquidate the loan immediately following receipt of the waiver.

It is the lender's prerogative to request IA on a loan, regardless of the borrower's desire or eligibility for the subsidy. However, it must be considered and documented in some fashion that it was rejected as an option. The authorized agency official shall remind the lender of this requirement if they attend the post default lender borrower meeting. Following this meeting or receipt of FSA-2248, the authorized agency official shall make a written entry in the running record of the borrower's FSA file as to the date that IA was considered and when the 60-calendar-day abeyance period ends.

C FSA-2248 Is Submitted

FSA-2248 must be submitted following the lender-borrower default meeting and every 60 calendar days thereafter. The initial FSA-2248 will notify FSA that the borrower is in default and if IA was considered as an option to correct the default. Subsequent FSA-2248 will comment on the progress of liquidation and identify any problems the lender is having or may have in completing the liquidation in a timely manner.

If FSA-2248 is not received as required, the authorized agency official shall contact the lender, inquire as to the status of the account and request that an accurate report be provided. If necessary, this contact should be followed up with a letter, and if the authorized agency official feels it is necessary, a copy provided to SED. Interest that accrues during unnecessary delays will not be paid as part of a loss claim. SED and DD shall monitor guaranteed loan

delinquency reports to ensure that liquidating accounts are being monitored and FSA-2248 are being filed timely.

355 Liquidation Process (7 CFR 762.149) (Continued)**D Decision to Liquidate Must Be Reached or a Loan Restructuring Plan Must Be Implemented**

Sometime between the date that the borrower's payment was due but not paid and 45 calendar days thereafter, the lender is expected to notify the borrower of the default and meet with the borrower to discuss solutions. Within 75 calendar days of this meeting (or unsuccessful attempts to meet) the account should be paid current or restructured. If a solution that requires more than 75 calendar days (90 calendar days after default) is agreed to, the reasons should be indicated on FSA-2248. The authorized agency official shall review FSA-2248 and depending on what the lender's plans are, concur with the lender's plan, request a restructuring plan, request a liquidation plan, or mark the file for a follow up action as of the date the account is supposed to be paid current.

E Liquidation Plan and Estimated Loss Claim Must Be Submitted

***--Within 150 days after the payment due date, all lenders will prepare a liquidation plan. Standard eligible and CLP lenders will submit a written liquidation plan to the Agency (see paragraph 358). The authorized agency official shall review the lender's estimates of timeframes and, based on their knowledge of the case and similar cases in their area, advise the lender of any concerns. An estimated loss claim must be filed no later than 150 days past the payment due date unless the account has been completely liquidated and then a final loss claim must be filed (see paragraph 359). PLP lenders will submit a liquidation plan as required by their lender's agreement.**

FSA will not pay interest beyond 210 calendar days from the payment due date. If the lender estimates that there will be no loss after considering the costs of liquidation, an estimated loss of zero will be submitted within 150 calendar days of the payment due date. See subparagraph 360 F for information about additional interest that may be paid in some Chapter 7 Bankruptcy cases and when State redemption rights delay the sale of the property. See subparagraph 359 A for information on filing estimated loss claims.--*

355 Liquidation Process (7 CFR 762.149) (Continued)**F Liquidation Plan Is Approved or Rejected by FSA**

When the decision has been made to liquidate, a liquidation plan is required to be submitted by a CLP lender or SEL in all cases, including where all of the security has been sold, the borrower is liquidating voluntarily, or when no loss is expected. FSA shall review a lender's liquidation plan and either approve it or request modifications within 20 calendar days after it is received. See subparagraph 358 F.

G Estimated Loss Claim Is Approved by FSA or Modified by Lender

--When an estimated loss claim is submitted, it may be reviewed and approved separately-- from the liquidation plan. FSA shall respond in writing within 30 calendar days of the receipt of the lender's estimated loss claim. If FSA wants to dispute the estimated loss claim, FSA will resolve their differences with the lender before this 30-calendar-day deadline. See subparagraph 359 F.

SED shall determine the level of review to be conducted on each estimated loss claim. Estimated loss claims submitted by PLP lenders will be reviewed only for the accuracy of FSA-2254 and any mathematical calculations. Lenders will reimburse FSA for any overpayments on estimated loss claims at the time of a final loss, plus interest, at the note rate.

H Liquidate

Liquidation is expected to be completed within 230 calendar days after the borrower was declared in default, unless otherwise approved in the liquidation plan.

I Final Loss Claim Is Submitted

Lenders may submit a final loss claim when the security has been liquidated and all proceeds have been received and applied to the account. See paragraph 360.

A final loss claim should be submitted within 30 calendar days of the completion of liquidation or within 260 calendar days after the borrower was declared in default, unless an extension of this period is granted. The authorized agency official shall document the request for an extension and approve it or reject it as soon as practical.

The authorized agency official shall monitor liquidations and request a loss claim when they are aware that an account has been liquidated. A final loss claim will be reduced if there are unjustified delays in liquidation or submission of a claim. If the account is paid in full, FSA-2248 and FSA-2241 shall be input indicating that the loan is paid and the guarantee terminated.

356 Mediation (7 CFR 762.149(a))**A Mediation Requirements**

When it has been determined that a default cannot be cured through any of the servicing options available or if the lender does not wish to utilize any of the authorities provided in this part, the lender must:

- **participate in mediation according to the rules and regulations of any State which has a mandatory farmer-creditor mediation program**
- **consider private mediation services in those states which do not have a mandatory farmer-creditor mediation program**
- **not agree to any proposals to rewrite the terms of a guaranteed loan which do not comply with this part.**

Any agreements reached as a result of mediation involving defaults and or loan restructuring must have written concurrence from the Agency before they are implemented.

If requested by the lender, FSA may participate in mediation to provide guidance on FSA regulations and guidelines. However, the FSA representative may not concur on any restructuring plans that require FSA approval during a mediation meeting. Restructuring plans developed during mediation that require FSA approval must be submitted to the local credit office according to Part 12.

Though not indicated in the liquidation time line, the mediation process should begin immediately following a lender's decision to liquidate a loan. If the borrower fails to attend the default meeting required by paragraph 300, or if this meeting does not result in a plan for restructuring, then the lender should notify the borrower of the results of the meeting and their intention to proceed with liquidation of the account. This notification should include an offer of mediation, an explanation of what mediation may accomplish, and instructions on how and where a mediation hearing may be requested. This information is available from FSA State Offices or the State Department of Agriculture of the State in which the borrower is located.

B Lender Participation in Mediation

If SED determines that a lender's failure to participate in a mediation program caused a loss to the Government, a final loss claim payment may be reduced or denied. SEL lenders who consistently fail to participate in mediation may jeopardize consideration for CLP or PLP status.

357 Foreclosure and Acceleration (7 CFR 762.149)**A Overview**

* * * The lender must initiate foreclosure action and accelerate the loan. The lender may not initiate foreclosure action on the loan until 60 calendar days after eligibility of the borrower to participate in the IA Program has been established by FSA. The lender may accelerate the loan before FSA approval of a liquidation plan.

B Borrower Files for Bankruptcy After Loan Note is Accelerated

If the borrower files bankruptcy after the loan note is accelerated, the lender suspends liquidation proceedings until 1 of the following actions:

- bankruptcy case is dismissed or closed
- order lifting automatic stay is obtained from the court
- *--property is no longer property of the bankruptcy estate and the borrower has been--* discharged (see Part 13).

357 Foreclosure and Acceleration (7 CFR 762.149) (Continued)

C Acceleration

If the borrower is not in bankruptcy, the lender shall send the borrower notice that the loan is in default and the entire debt has been determined due and payable immediately after other servicing options have been exhausted. Foreclosure proceedings commence once a loan is accelerated.

The loan cannot be accelerated until after the borrower has been considered for Interest Assistance and the conclusion of mandatory mediation in accordance with § 762.149(a) (paragraph 356).

The lender will submit a copy of the acceleration notice or other document to the Agency.

The lender accelerates a loan note by giving the borrower written notice by certified mail that the loan is in default and the entire debt is due and payable. The lender must make a copy of the acceleration notice and attach it to the first FSA-2248 that is submitted following note acceleration. Once a note is accelerated, the borrower will typically have 30 calendar days from the date of acceleration to make payment in full by cash, transfer, sale of property, or voluntary conveyance. If the borrower fails to satisfy the account in the period specified in the notice, the foreclosure process will continue until the loan security is liquidated.

Once the note is accelerated all other servicing procedures other than liquidation and its associated actions, such as making protective advances, cease.

357 Foreclosure and Acceleration (7 CFR 762.149) (Continued)

D Foreclosure

The lender is responsible for determining who the necessary parties are to any foreclosure action or who should be named on a deed of conveyance taken in lieu of foreclosure.

When the property is liquidated, the lender will apply the net proceeds to the guaranteed loan debt.

When it is necessary to enter a bid at a foreclosure sale, the lender may bid the amount that it determines is reasonable to protect its and the Agency's interest. At a minimum, the lender will bid the lesser of the net recovery value or the unpaid guaranteed loan balance.

***--Note:** When there is a lien ahead of the guaranteed debt, the prior lien amount will be added to the net recovery value and the unpaid guaranteed loan balance when determining the bid amount. Exhibit 10 may be used to calculate the net recovery value and the bid amount.--*

Foreclosure refers to the comprehensive process of preparing for and selling the collateral that secures a loan that is being liquidated. Therefore, the foreclosure process begins once the lender decides to accelerate the loan in preparation for liquidation and ends once the loan's security is liquidated.

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358 Lender Liquidation Plan (7 CFR 762.149(b))

B General Requirements

Minnesota Exhibit 4, “Optional Lender Liquidation Worksheet” is an optional checklist for lenders and FSA staff for use in preparing Liquidation Plans.

358 Lender Liquidation Plan (7 CFR 762.149(b))**A Overview**

--All lenders must prepare a liquidation plan with 150 calendar days of the payment due date. SEL and CLP lenders must submit a liquidation plan. If applicable, the lender should submit a request for IA reimbursement to FSA within 30 calendar days. The liquidation plan must-- include a schedule of all projected liquidation activities, and a complete inventory of the security to be sold.

B General Requirements

If a default cannot be cured after considering servicing options and mediation, the lender will proceed with liquidation of the collateral in accordance with the following.

*--**Within 150 days after the payment due date, all lenders will prepare a liquidation plan. Standard eligible and CLP lenders will submit a written liquidation plan to the Agency which includes:--***

- **Current balance sheets from all liable parties or, if the parties are not cooperative, the best information available, or in liquidation bankruptcies, a copy of the bankruptcy schedules or discharge notice**
- **A proposed method of maximizing the collection of debt which includes specific plans to collect any remaining loan balances on the guaranteed loan after loan collateral has been liquidated, including possibilities for judgment**
 - **If the borrower has converted loan security, the lender will determine whether litigation is cost effective. The lender must address, in the liquidation plan, whether civil or criminal action will be pursued. If the lender does not pursue the recovery, the reason must be documented when an estimated loss claim is submitted (subparagraph 360 E).**
 - **Any proposal to release the borrower from liability will be addressed in the liquidation plan in accordance with § 762.146(c)(2) (paragraph 361).**

Note: If according to paragraph 361 the release of liability can be approved, it will not be granted until either all of the collateral is voluntarily conveyed to the lender or it is liquidated.

358 Lender Liquidation Plan (7 CFR 762.149(b)) (Continued)

B General Requirements (Continued)

- **an independent appraisal report on all collateral securing the loan that meets the requirements of § 762.127 (paragraphs 181 through 183) and a calculation of the net recovery value of the security as defined in §761.2(b) of this chapter (Exhibit 10). The appraisal requirement may be waived by the Agency in the following cases:**

Note: For poultry and other CAFO facility appraisals, see Exhibit 15.

- **the bankruptcy trustee is handling the liquidation and the lender has submitted the trustee's determination of value**
- **the lender's proposed method of liquidation rarely results in receipt of less than market value for livestock and used equipment**
- **a purchase offer has already been received for more than the debt.**
- **an estimate of time necessary to complete the liquidation**
- ***--an estimated loss claim must be filed no later than 150 days past the payment due date unless the account has been completely liquidated and then a final loss claim must be filed--***
- **an estimate of reasonable liquidation expenses**
- **an estimate of any protective advances (paragraph 360).**

C Liquidation Status Reports

Lenders must submit FSA-2248 to the authorized agency official every 60 calendar days during liquidation to report on the progress of liquidation. This report should provide information on the disposition of collateral, costs incurred, and specific actions taken by the lender or their representative since the previous FSA-2248 submission.

Details on future planned actions, and their estimated dates, must be identified on FSA-2248. Further, any changes in the approved liquidation plan must also be identified on FSA-2248. The authorized agency official shall input the loan status information on FSA-2248 into the GLS and monitor lender compliance with the 60-calendar-day reporting cycle for any loan in default until payment of a final loss claim.

358 Lender Liquidation Plan (7 CFR 762.149(b)) (Continued)**D IA Reimbursement**

IA payment will be conducted according to paragraph 228.

E Lender Liquidation Plan and Holders

If the guaranteed portion of a loan undergoing liquidation was sold on the secondary market, see Part 15.

If the holder has not requested the lender to repurchase the guarantee but the lender determines that repurchase of the guarantee is necessary to adequately service the loan, the lender may repurchase the guaranteed portion of the loan from the holder, with the written approval of FSA. See Part 15 for information on the repurchase of loans sold on the secondary market and FSA approval of repurchase.

If the loan undergoing liquidation was sold on the secondary market and the unpaid guaranteed portion is still held by the holder at the time of liquidation plan submission, the liquidation plan must address the lender's plans to repurchase the guarantee. If the lender does not plan to repurchase the guarantee, the liquidation plan must include written notice from the holder certifying that the holder wants to keep the guarantee during liquidation. If the lender plans to repurchase the guarantee, the date of planned repurchase must be noted in the liquidation plan along with a request for FSA concurrence on the repurchase.

358 Lender Liquidation Plan (7 CFR 762.149(b)) (Continued)**F FSA Approval of Liquidation Plan**

[7 CFR 762.149(c)] CLP lender's or standard eligible lender's liquidation plan, and any revisions of the plan, must be approved by the Agency.

If, within 20 calendar days of the Agency's receipt of the liquidation plan, the Agency fails to approve it or fails to request that the lender make revisions, the lender may assume the plan is approved. The lender may then proceed to begin liquidation actions at its discretion as long as it has been at least 60 days since the borrower's eligibility for interest assistance was considered.

Upon receipt of the plan, FSA has 20 calendar days to respond in writing, either granting approval of the plan or requesting modification of the plan. The lender's liquidation plan must be submitted to the authorized agency official. The authorized agency official will receive the plan from the lender and notify the lender in writing of the decision to approve or request modification of the plan.

As part of a liquidation plan or a method for liquidation, the lender may propose to accept a deed from the borrower in lieu of a forced liquidation. The estimated loss claim will be based on the net recovery value of the property at the time the lender takes possession of it.

Lenders may include as part of their liquidation plan, environmental related fees, such as those that would be incurred for environmental assessments or environmental cleanup. When this occurs FSA must immediately notify the lender that it will not cover these costs unless the lender can provide documentation that these actions are required by law and the associated fees were not a result of any lender actions.

359 Lender Submission of Estimated Loss Claim (7 CFR 762.149)

A Overview

An estimated loss claim must be submitted by all lenders no later than 150 days after the payment due date unless the account has been completely liquidated and then the final loss claim must be filed. Payment of interest beyond 150 calendar days up to 210 calendar days is to provide sufficient time for FSA and lenders to support the justified claim amount. This also applies to PLP lenders who request a complete review of their estimated loss claim. Lender delays in providing FSA requested information will result in interest accrual reduction for each day that extends beyond 10 calendar days from the date of FSA's request, if the claim processing extends the lender's interest accrual beyond 150 calendar days of the payment due date. Interest accrual reduction delays will never take the accrued interest back before 150 calendar days. If a claim is **not** provided within *--150 calendar days, then interest accrual **can never exceed 150 calendar** days after the *-- payment due date. See Exhibit 15.5 for examples.

The estimated loss will be based on the following:

- **The Agency will pay the lender the guaranteed percentage of the total outstanding debt, less the net recovery value of the remaining security, less any unaccounted for security.** See subparagraph 329 C for loss claims on previously restructured loans.
- **The lender will discontinue interest accrual on the defaulted loan at the time the estimated loss claim is paid by the Agency. The Agency will not pay interest beyond 210 days from the payment due date. If the lender estimates that there will be no loss after considering the costs of liquidation, an estimated loss of zero will be submitted and interest accrual will cease upon approval of the estimated loss and never later than 210 days from the payment due date.**
- Lenders will provide their loan daily interest accrual with their estimated loss claim.
- FSA will pay interest to the claim approval (settlement) date. The lender may claim interest to the date they received the estimated loss claim payment on the final loss claim.

Note: For Chapter 7 bankruptcy liquidation cases, interest accrual is processed like any estimated loss claim. The date of filing has no impact on the interest accrual determination.

*--Interest may be paid beyond the 210 calendar days maximum allowed by this paragraph **only** if **all** of the following have occurred:--*

- the lender has provided a claim no later than 150 calendar days of the payment due date
- the lender has provided all information required by FSA for processing

359 Lender Submission of Estimated Loss Claim (7 CFR 762.149) (Continued)**A Overview (Continued)**

- *--the FSA review and approval has extended beyond 30 calendar days from receipt of the final requested information
- the claim processing extends the lender's interest accrual beyond 210 calendar days from the payment due date. See Exhibit 15.5 for examples.

Notes: For Chapter 11, 12, and 13 bankruptcies, if the bankruptcy is dismissed before liquidation, interest accrual may exceed 210 calendar days from the payment due date. During the bankruptcy, interest continues to accrue, but the days for calculating interest termination do not count against the lender, including cases where the lender did not have an estimated loss claim, because the lender does not have the authority to liquidate. In these cases, the authorized agency official shall document that interest accrual exceeded 210 calendar days because of bankruptcy, and any other supporting documentation, in GLS. National Office approval does not need to be requested. See Exhibit 15.5 for examples.

For cases involving borrower-initiated litigation, interest accrual may exceed 210 calendar days from the payment due date. During the litigation, interest continues to accrue, but the days for calculating interest accrual termination will not count against the lender, including cases where the lender did not have an estimated loss claim, if the lender is unable to liquidate. In these cases, the authorized agency official shall document that interest accrual exceeded 210 calendar days because of litigation. See Exhibit 15.5 for examples.--*

B Estimated Liquidation Expenses

Certain reasonable costs to liquidate a loan may be included in the estimated loss claim. Eligible liquidation expenses include, but are not limited to, the following:

- appraisals
- marketing expenses
- auctioneer expenses
- legal fees.

359 Lender Submission of Estimated Loss Claim (7 CFR 762.149) (Continued)**B Estimated Liquidation Expenses (Continued)**

Note: Legal fees associated with the liquidation are a liquidation expense. FSA allows reasonable and necessary legal fees, including fees incurred in a Chapter 7 liquidation bankruptcy, to be deducted from the sale of the collateral before application of the net proceeds to the guaranteed debt. Lenders will be compensated for liquidation expenses incurred before the filing of a reorganization bankruptcy proceeding. An estimate of legal fees, and all liquidation costs, must be provided with an estimated loss claim, and documentation of actual expenses incurred must be provided with the final loss claim.

Packager fees and outside consultant fees for servicing of guaranteed loans are not covered by the guarantee, and will not be paid in an estimated loss claim.

In-house expenses are not allowable liquidation costs. In-house expenses include, but are not limited to, the following:

- employee salaries
- staff lawyers
- photocopying
- travel.

C Lender Submission of Estimated Loss Claim

Lenders will prepare and submit the estimated loss claim on FSA-2254 along with other supporting documentation to support the estimates to the authorized agency official.

The lender's supporting documentation shall include the following:

- unpaid accrued interest
- advances
- payments
- periods of time
- interest rates
- principal balances.

SEL and CLP lenders will also be required to submit appraisals and other documentation to support the estimates on FSA-2254. Estimated loss claims for PLP lenders will only be reviewed for accuracy and calculations of FSA-2254. FSA-2254 instructions provide examples on how to complete certain fields.

The lender must justify and explain any liquidation expenses on the estimated loss claim.

359 Lender Submission of Estimated Loss Claim (7 CFR 762.149) (Continued)**D Unapproved Loans or Advances**

The amount of any payments made by the borrower on unapproved loans or advances outside of the guarantee will be deducted from any loss claim submitted by the lender on the guaranteed loan, if that loan or advance was paid prior, and to the detriment of, the guaranteed loan.

E FSA Approval of Protective Advances

FSA will approve a request for a protective advance if the request is reasonable and the value of the security would decrease significantly if the advance was not made. FSA will respond within 14 calendar days to an SEL and CLP written request for concurrence on a protective advance. Concurrence with protective advances can be provided separately from approval of the liquidation plan.

PLP lenders will make protective advances according to the Lender's Agreement.

F FSA Approval and Payment of Estimated Loss Claim

The estimated loss claim may be reviewed and approved separately from the liquidation plan using FSA-2295. The estimated loss claim is submitted on FSA-2254 to the authorized agency official. After reviewing FSA-2254, the authorized agency official shall forward FSA-2254 and supporting documentation to SED with a recommendation to approve or dispute the estimated loss claim.

If SED finds the estimated loss claim to be accurate, SED shall approve the payment within 30 calendar days of estimated loss claim submission. If FSA wants to dispute the estimated loss claim, FSA shall attempt to resolve the differences with the lender within 30 calendar days of the submission.

*--After approval by SED, SED shall forward FSA-2254 to the RD Business Center, Guaranteed Commercial Branch for payment of the estimated loss claim according to 1-FLP, paragraph 5.

The RD Business Center, Guaranteed Commercial Branch shall issue a check to the lender--* within 30 calendar days of receiving FSA-2254. The PLP estimated loss claim will be paid after a brief review for accuracy.

359 Lender Submission of Estimated Loss Claim (7 CFR 762.149) (Continued)

G Application of Estimated Loss Payment

* * *

The application of the loss claim payment to the account does not automatically release the borrower of liability for any portion of the borrower's debt to the lender. The estimated loss payment compensates the lender for the loss, but does not reduce the loan balance or cure a delinquency, and should not be reflected as such on FSA-2248.

360 Lender Submission of Final Loss Claim (7 CFR 762.149)**A Overview**

Lenders may submit a final loss claim when the security has been liquidated and all proceeds have been received and applied to the account.

B General Requirements

If a lender acquires title to property either through voluntary conveyance or foreclosure proceeding, the lender will submit a final loss claim after disposing of the property. The lender may pay reasonable maintenance expenses to protect the value of the property while it is owned by the lender. These may be paid as protective advances or deducted as liquidation expenses from the sales proceeds when the lender disposes of the property. The lender must obtain Agency written concurrence before incurring maintenance expenses which exceed the amounts allowed in § 762.149(e)(1) (subparagraph D).

The lender will make its records available to the Agency for the Agency's audit of the propriety of any loss payment.

The final loss claim will be based on the amount received from the sale of the property, less expenses incurred for its care and maintenance, assuming the lender has acted expeditiously
--and prudently to sell it. All proceeds must be applied to the principal first and then toward accrued interest if the interest is still accruing.--

360 Lender Submission of Final Loss Claim (7 CFR 762.149) (Continued)**C Lender Submissions of Final Loss Claim**

All lenders will submit the following documents with a final loss claim:

- **an accounting of the use of loan funds**
- **an accounting of the disposition of loan security and its proceeds**
- **a copy of the loan ledger indicating loan advances, interest rate changes, protective advances, and application of payments, rental proceeds, and security proceeds, including a running outstanding balance total**

Note: The lender's supporting documentation shall include the following:

- unpaid accrued interest
 - advances
 - payments
 - periods of time
 - interest rates
 - principal balances.
- **documentation, as requested by the Agency, concerning the lender's compliance with the requirements of this part**
 - the name, SSN, and current address of any co-borrower or co-signer for liquidation of loans that were made using FSA-1980-25 or FSA-1980-28 with the July 20, 2001, or later revision date, if not previously submitted to FSA.

Note: See subparagraph 359 B for liquidation expenses and legal fees.

The lender will designate 1 or more financial institutions to which any FSA payments will be made by electronic funds transfer (EFT).

Lenders should also submit EFT account numbers that are to be used for transmission of any loss payment from the Government.

* * *

360 Lender Submission of Final Loss Claim (7 CFR 762.149) (Continued)**D Protective Advances**

Protective advances are expenses incurred by a lender to protect or preserve collateral from loss or deterioration. Protective advances should be shown on FSA-2254.

Prior written authorization from the Agency is required for all protective advances in excess of \$5,000 for CLP lenders, \$3,000 for standard eligible lenders. The dollar amount of protective advances for PLP lenders will be specified when PLP status is *--awarded by the Agency or as allowed and contained in the lender's agreement.

PLP lenders, for which CMS does not contain the dollar amount of protective advances allowed, are required to obtain FSA's written authorization for advances in excess of \$5,000. All other PLP lenders shall follow their CMS in making protective advances.--*

The lender may claim recovery for the guaranteed portion of any loss of monies advanced as protective advances allowed in this part, plus interest that accrues on the protective advances.

Interest that accrues on protective advances is limited to the guaranteed loan interest accrual cutoff if the protective advance is used to pay off the lender's prior lien.

Payment for protective advances is made by the Agency when the final loss claim is approved, except in bankruptcy actions.

Protective advances are used only when the borrower is in liquidation, liquidation is imminent, or when the lender has taken title to real property in a liquidation action.

Legal fees are not a protective advance.

Protective advances may only be made when the lender can demonstrate the advance is in the best interest of the lender and the Government.

Protective advances must constitute a debt of the borrower to the lender and be secured by the security instrument.

Protective advances must not be made in lieu of additional loans.

Protective advances approved by FSA may be made by a lender to protect or preserve the collateral from loss or deterioration. Additional loans made to improve the value of security, such as loans for home improvement, are not protective advances and should not be approved. Protective advances and the interest that accrues on the advances are covered by the guarantee.

360 Lender Submission of Final Loss Claim (7 CFR 762.149) (Continued)**E Legal Fees**

Legal fees associated with liquidation are a liquidation expense, see subparagraph 359 B. Documentation of actual legal expenses incurred must be provided with the final loss claim.

F FSA Approval and Payment of Final Loss Claim

The Agency will notify the lender of any discrepancies in the final loss claim or, approve *--or reject the claim within 40 days. Failure to do so will result in additional interest days being paid to the lender for the number of days over 40 taken to process the claim. FSA officials may use FSA-2296 for this discrepancy review. The application of the loss claim payment to the account does not automatically release the borrower of liability for any portion of the borrower's debt to the lender.--*

Note: For loans made using FSA-1980-25, FSA-1980-28, Application for Guarantee, or Preferred Lender Application with the July 20, 2001, or later revision date, before the payment of a final loss claim, FSA officials must have a copy of the original application, promissory note, Loan Guarantee, and the current interest rate if a variable rate loan.

The Agency will reduce a final loss claim based on its calculation of the dollar amount of loss caused by the lender's negligent servicing of the account. Loss claims may be reduced or rejected as a result of the following:

- **A loss claim may be reduced by the amount caused by the lender's failure to secure property after a default, and will be reduced by the amount of interest that accrues when the lender fails to contact the borrower or takes no action to cure the default, once it occurs**
- **Losses incurred as a result of interest accrual during excessive delays in collection, as determined by the Agency, will not be paid**
- **Unauthorized release of security proceeds, failure to verify ownership or possession of security to be purchased, or failure to inspect collateral as often as required to ensure its maintenance.**

Packager fees and outside consultant fees for servicing of guaranteed loans are not covered by the guarantee, and will not be paid in a * * * final loss claim.

Losses will not be reduced for the following:

- **Servicing deficiencies that did not contribute materially to the dollar amount of the loss**
- **Unaccounted for security, as long as the lender's efforts to locate and recover the missing collateral was equal to that which would have been expended in the case of an unguaranteed loan in the lender's portfolio.**

360 Lender Submission of Final Loss Claim (7 CFR 762.149) (Continued)**F FSA Approval and Payment of Final Loss Claim (Continued)**

Default interest, late charges, and loan servicing fees are not payable under the loss claim.

The final loss will be the remaining outstanding balance after application of the estimated loss payment and the application of proceeds from the liquidation of the security. The lender will designate 1 or more financial institutions to which any FSA payments will be made by EFT.

***--In the case of a Chapter 7 bankruptcy, in cases where the lender filed an estimated--* loss claim, FSA will pay the lender interest that accrues during and up to:**

- **45 calendar days after the date of discharge on the portion of the chattel only secured debt that was estimated to be secured but upon final liquidation was found to be unsecured**
- **90 calendar days after the date of discharge on the portion of real estate secured debt that was estimated to be secured but was found to be unsecured upon final disposition**

The Agency will pay the lender interest which accrues during and up to 90 calendar days after the time period the lender is unable to dispose of acquired property because of State imposed redemption rights, on any unsecured portion of the loan during the redemption period, if an estimated loss claim was submitted by the lender or paid by the Agency during the liquidation action.

FSA shall pay the lender the guaranteed percentage of the unpaid balance remaining on the loan after liquidation and application of proceeds. To verify that the amount requested is valid, SED shall review the County Office loan file, the lender's loan ledgers, and for PLP, the lender's loan file. If there are any discrepancies in the lender's application processing or loan servicing, the lender will be requested to provide clarification or explanation if the concern may have contributed to failure of the loan or caused a monetary loss. If security was not obtained as indicated on the application, the value will be deducted from the lender's claim, if that value is known or can be reasonably estimated. In the case of unaccounted for security that was not sold, traded, or explained in some manner, the value of the collateral will be deducted only to the extent that the actions of the lender contributed to its misplacement.

360 Lender Submission of Final Loss Claim (7 CFR 762.149) (Continued)

F FSA Approval and Payment of Final Loss Claim (Continued)

--Interest accrual as part of a final claim will be the same as the estimated claim, except that it may include interest that accrued between the estimated loss claim settlement date and the date the lender received payment for all final claims in which an estimated claim was previously submitted. In addition, the final claim may include accruing interest in some Chapter 7 bankruptcy cases where State redemption rights have delayed disposal of the property and in Chapter 12 and 13 bankruptcies that had previously been confirmed but are now being liquidated before the completion of the bankruptcy plan. If an estimated loss of zero was provided, SED shall determine whether the lender has liquidated the account in a-- timely manner. If liquidation was unduly delayed or the lender did not comply with the reporting requirements of this part, interest accrual will be included on the claim to the date that SED determines that liquidation should have reasonably been accomplished.

If an estimated claim was not submitted, interest accrual will not be paid beyond 150 calendar days from the payment due date. * * *

The Agency will notify the lender of any discrepancies in the final loss claim or, approve or reject the claim within 40 days. Failure to do so will result in additional interest being paid to the lender for the number of days over 40 taken to process the claim.

Interest accrual as part of a lender's final loss claim will never exceed 210 calendar days from the payment due date, plus any additional days over 40 calendar days that it took FSA *--to review the claim up to the date of disbursement.

Notes: For Chapter 11, 12, and 13 bankruptcies, if the bankruptcy is dismissed before liquidation, interest accrual may exceed 210 calendar days from the payment due date. During the bankruptcy, interest continues to accrue, but the days for calculating interest termination do not count against the lender, including cases where the lender did not have an estimated loss claim, because the lender does not have the authority to liquidate. In these cases, the authorized agency official shall document that interest accrual exceeded 210 calendar days because of bankruptcy, and any other supporting documentation, in GLS. National Office approval does not need to be requested.

For cases involving borrower-initiated litigation, interest accrual may exceed 210 calendar days from the payment due date. During the litigation, interest continues to accrue, but the days for calculating interest accrual termination will not count against the lender, including cases where the lender did not have an estimated loss claim, if the lender is unable to liquidate. In these cases, the authorized agency official shall document that interest accrual exceeded 210 calendar days because of litigation. See Exhibit 15.5 for examples.--*

FSA may pay a loss when a borrower sells security out of trust. If the borrower has converted loan security, the lender shall determine whether litigation is cost-effective. The lender must determine whether civil or criminal action is cost-effective and will be pursued. If the lender does not pursue the recovery, the reason must be documented when a loss claim is submitted. If recovery of converted security through legal action is possible, a lender may still submit a final loss claim and reimburse FSA according to subparagraph 362 A after proceeds are collected.

360 Lender Submission of Final Loss Claim (7 CFR 762.149) (Continued)**F FSA Approval and Payment of Final Loss Claim (Continued)**

If a lender's loss claim is denied or reduced, SED shall notify the lender in writing immediately of the decision. Lenders may appeal this decision according to 1-APP.

Note: For loans made before February 12, 1999, denied lender's loss claims will be handled according to FmHA Instructions 1980-A and 1980-B in effect at the time the guarantee was issued. See Exhibit 16.

When the final FSA-2254 is accepted by the authorized agency official and approved by *--SED, SED shall FAX FSA-2254, including final loss claims with no losses to the RD Business Center, Guaranteed Commercial Branch for payment or processing. The final loss--* claim will be paid up to the maximum amount allowed, as provided in subparagraph 195 C. When a loan is a total loss, the loss payment may exceed the original guaranteed principal and accrued interest, if it includes emergency advances or protective advances.

G Overpayment

If the final loss is less than the estimated loss, the lender will reimburse the Agency for the overpayment plus interest at the note rate from the date of the estimated loss payment.

The lender's ledger provided with the final loss claim should reflect that since the estimated claim was paid, the following has occurred:

- application of liquidation proceeds net of expenses
- approved protective advances
- any voluntary payments
- no additional interest accrual except on protective advances.

The ledger should not reflect that the FSA-estimated loss claim was applied as a regular payment. The amount of overpayment or underpayment will be calculated on FSA-2254.

--The interest due on any loss claim will be calculated by the RD Business Center, Guaranteed Commercial Branch based on the borrower's rate of interest and the date the estimated claim was paid. If the lender wants to submit a check with their request for a final loss claim, this amount may be obtained by contacting the RD Business Center, Guaranteed Commercial Branch technician before submitting FSA-2254.--

H Return of Guarantee

The lender will return the original Guarantee marked paid after receipt of a final loss claim.

The final loss claim payment will be sent by EFT whenever possible. Return of the Guarantee is not required before EFT or delivery of a check. After verification that the final loss claim has been paid, the account will be terminated in GLS.

Note: When the original Guarantee is not available, an electronic copy of the original or some other form of written verification from the lender stating the loan is paid is acceptable.

361 Release of Liability After Liquidation (7 CFR 762.146(c))**A Overview**

For loans made using FSA-1980-25 or FSA-1980-28 with the revision date before July 20, 2001, after a final loss claim has been paid, the lender may release the borrower or any guarantor from liability with FSA concurrence if the conditions of subparagraph B can be met.

B Loans Made Using FSA-1980-25 or FSA-1980-28 With a Revision Date Before July 20, 2001

After a final loss claim has been paid on the borrower's account, the lender may release the borrower or guarantor from liability if:

- **the Agency agrees to the release in writing**
- **the lender documents its consideration of the following factors concerning the borrower or guarantors:**
 - **the likelihood that the borrower or guarantor will have a sufficient level of income in the reasonably near future to contribute to a meaningful reduction of the debt**
 - **the prospect that the borrower or guarantor will inherit assets in the near term that may be attached by the Agency for payment of a significant portion of the debt**
 - **whether collateral has been properly accounted for, and whether liability should be retained in order to take action against the borrower or a third party for conversion of security property**
 - **the availability of other income or assets which are not security**
 - **the possibility that assets have been concealed or improperly transferred**
 - **the effect of other guarantors on the loan**
 - **cash consideration or other collateral in exchange for the release of liability.**

The lender will execute its own release of liability documents.

The lender will submit a narrative to the authorized agency official explaining the borrower or entity should be released from liability. The authorized agency official may ask for documentation to support the lender's argument. The authorized agency official will forward all relevant material to SED for review and approval.

361 Release of Liability After Liquidation (7 CFR 762.146(c)) (Continued)**C Loans Made Using FSA-1980-25, FSA-1980-28, Application for Guarantee, or Preferred Lender Application With the July 20, 2001, or Later Revision Date**

For loans made using FSA-1980-25, FSA-1980-28, Application for Guarantee, or Preferred Lender Application with the July 20, 2001, or later revision date, a lender's request to release the borrower of liability after liquidation of the collateral but before the payment of a final loss claim can only be approved by DAFLP. The payment of a final loss claim on these loans establishes a Federal debt that is subject to offset. (Collection of the Federal debt will be pursued according to 7 CFR 762.149(m). See paragraph 363.)

SED's shall thoroughly evaluate all requests and forward them to DAFLP with their recommendation. All requests will include an analysis along with supporting documentation that includes a monetary analysis as to why such an exception is in the Government's best interest. DAFLP will evaluate each request on a case-by-case basis. DAFLP's decision is final and is not appealable.

362 Miscellaneous Liquidation Items (7 CFR 762.149)**A Future Recovery**

The application of the loss claim payment to the account does not automatically release the borrower of liability for any portion of the borrower's debt to the lender. The lender will continue to be responsible for collecting the full amount of the debt and sharing future recoveries with the Agency in accordance with paragraph (j) of this section.

The lender will remit any recoveries made on the account after the Agency's payment of a final loss claim to the Agency in proportion to the percentage of guarantee in accordance with the lender's agreement until the account is paid in full or otherwise satisfied.

A lender receiving a loss payment must complete and return in a timely manner a report on its collection activities, FSA-2261, for each unsatisfied account for three years following payment of loss claims.

In late October of each year, the authorized agency official will forward FSA-2261 with instructions to lenders that have received a loss claim because of liquidation in the past 3 years. FSA-2261 must be completed and returned by November 30.

Note: FSA-2261 will not be completed for Chapter 7 liquidation bankruptcy cases that have received a discharge.

SED's shall compile State reports and submit the results to the National Office upon request.

When FSA's share of an amount is received, the funds will be deposited according to 64-FI. The following items will be completed on FSA-2254:

- enter code 4 in item 5, "Report Type Code"
- enter the date funds were received in item 15, "Date of Settlement"
- enter the amount received in item 51, "Amount Due FSA by Lender".

--FSA-2254 will be FAXed or sent to the RD Business Center, Guaranteed Commercial Branch, according to 1-FLP, paragraph 5.--

362 Miscellaneous Liquidation Items (7 CFR 762.149) (Continued)

A Future Recovery (Continued)

For loans made using FSA-1980-25, FSA-1980-28, Application for Guarantee, or Preferred Lender Application with a July 20, 2001, or later revision date, lenders may only issue IRS-1099-C on the unguaranteed portion of the debt once the lender has met its future recovery obligations.

Once FSA has concluded its collection efforts, then FSA will cancel any remaining debt and report to IRS accordingly.

B FSA Option to Liquidate

At its option, the Agency may liquidate the guaranteed loan as follows.

- **Upon Agency request, the lender will transfer to the Agency all rights and interests necessary to allow the Agency to liquidate the loan. The Agency will not pay the lender for any loss until after the collateral is liquidated and the final loss is determined.**
- **If the Agency conducts the liquidation, interest accrual will cease on the date the Agency notifies the lender in writing that it assumes responsibility for the liquidation.**

Upon the recommendation of SED, DAFLP may approve liquidation of a guaranteed loan by FSA.

The lender will transfer to FSA all rights and interests necessary to allow the authorized agency official to liquidate the loan.

SED shall consult with OGC to answer questions relating to the assignment and transfer of the lender's loan documents to FSA. After the loan is transferred, the authorized agency official shall summarize the history of case, list all of the loan security and its estimated value, and address any other issues that SED or OGC have about the liquidation. SED shall refer the case to OGC to process the request for liquidation by the Government. SED shall *--send FSA-2262 to the RD Business Center, Guaranteed Commercial Branch, and the--* authorized agency official shall oversee the liquidation. If requested by the lender, FSA shall provide an update on the liquidation proceedings. Interest accrual will stop when FSA notifies the lender in writing that FSA is assuming responsibility of the liquidation process. The final loss payment to the lender will not include interest beyond the date FSA took responsibility to liquidate. In this event, the lender is not paid for any loss until the collateral is liquidated and the final loss is determined.

**363 Collecting Final Loss Claim Payments From Guaranteed Loan Debtors
(7 CFR 762.149(m))****A Establishment of a Federal Debt**

[7 CFR 762.149(m)] Any amounts paid by the Agency on account of liabilities of the guaranteed loan borrower will constitute a Federal debt owing to the Agency by the guaranteed loan borrower. In such case, the Agency may use all remedies available to it, including offset under the Debt Collection Improvement Act of 1996 (DCIA), to collect the debt from the borrower. Interest charges will be established at the note rate of the guaranteed loan on the date that the final loss claim is paid.

Federal debt is established on the effective date of the final loss claim payment. All individuals liable for the debt will be subject to offset. FSA will use non-centralized administrative offset, including IAO of payments made by USDA, and centralized offset from the U.S. Department of Treasury's TOP, and by any other applicable debt collection methods to collect the debt owed to FSA.

FSA shall obtain copies of the promissory note, the original application, the loan guarantee, the final loss claim, and current interest rate as of the final loss payment date, if a variable rate loan, as documentation of the establishment of a Federal debt.

The authorized agency official shall ensure that all co-borrowers and co-signers are entered in GLS.

--Federal debts established as a result of a liability paid by the Agency will be reported to commercial credit bureaus on a monthly basis. See Exhibit 15.4.--

363 Collecting Final Loss Claim Payments From Guaranteed Loan Debtors (7 CFR 762.149(m)) (Continued)

B Guaranteed Final Loss Claim Payments Not Subject to Offset

Final loss claim payments for borrowers who executed FSA-1980-25 with a revision date of July 27, 1999, or earlier, or FSA-1980-28 with a revision date of April 7, 1999, or earlier, shall not be offset.

Loans approved using FSA-1980-25 or FSA-1980-28 with the July 20, 2001, or later revision date and Application for Guarantee or Preferred Lender Application that are discharged in bankruptcy, will establish a Federal debt, but generally are not subject to offset. Any case where a final loss claim was paid after a Chapter 7 discharge should be processed as follows:

- all pertinent information, such as loss claim and documentation on the bankruptcy including the discharge order, is to be provided to the Regional OGC, requesting their opinion as to whether or not offset can be pursued
- document the case file with OGC's recommendation:
 - if Regional OGC's opinion is that the loan is not subject to offset, the debtor shall be removed from referral to IAO and TOP through the GLS maintenance screens and debts discharged in bankruptcy will be written off upon receipt of the discharge order; SED shall FAX or mail a copy of the discharge order along with a memorandum *--requesting that the debt be written off to the RD Business Center, Guaranteed Commercial Branch--*
 - if Regional OGC's opinion is that the loan is subject to offset, then immediately follow the requirements of subparagraphs 363 D through G.

Notes: Any debt reaffirmed under Chapter 7 bankruptcy on which a final loss claim is later paid, is considered a Federal debt and shall be subject to offset.

In a reorganization bankruptcy, if the confirmed plan is not successfully completed and the bankruptcy is dismissed, the payment of a final loss claim will be considered a Federal debt and shall be subject to offset.

C Payments Not Subject to Offset

The following payments are not subject to offset:

- Federal crop insurance indemnity payments
- the initial payment for planting expenses under certain conservation programs
- program payments ineligible for offset.

Payments will not be offset when the authorized agency official determines that it is not in the best interest of the Government.

**363 Collecting Final Loss Claim Payments From Guaranteed Loan Debtors
(7 CFR 762.149(m)) (Continued)**

D Debtor Notification of FSA's Intent to Offset

Immediately upon confirmation of a final loss claim payment, the authorized agency official shall provide the debtor and any co-debtors notification of intent to offset using Exhibit 17, according to this subparagraph and 7 CFR Part 3.

Exhibit 17 must be sent to debtors by certified mail. If Exhibit 17 is returned, the authorized agency official shall use first class mail or personal delivery.

The date Exhibit 17 was received by the debtor and/or co-debtor will be entered in the "Notified Date" field using the GLS Debt Offset Maintenance Screen for:

- tracking
- referral of debt for offset.

Note: GLS will be updated for the debtor and/or co-debtor with the date of the electronic verification or return receipt of the debtor notification of FSA's intent to offset that is sent by certified mail to a debtor's last known address. This date shall be entered in the "Demand Letter" field using the GLS Debt Offset Maintenance Screen. A copy of the electronic verification will be placed in the case file.

The authorized agency official shall provide written notification to debtors a minimum of:

- 30 calendar days before affecting non-centralized administrative offset and IAO
- 60 calendar days before affecting TOP.

If a USDA payment will be made to a debtor within 30 calendar days of the payment of a final loss claim and FSA finds that failure to take the offset would substantially prejudice the Government's ability to collect the debt, FSA shall notify the debtor that FSA will/has offset the payment due using Exhibit 18.

Exhibit 18 shall:

- contain the reasons FSA had to affect IAO and non-centralized administrative offset
- be sent to the debtor as soon as possible.

The debtor's pro rata share of entity payments will be offset according to 7 CFR Part 3 and *--7-FLP, paragraph 62 B, after the non-debtor entity members have been notified using--* Exhibit 19 or 20, as appropriate.

Note: The authorized agency official shall request written concurrence from SED before sending Exhibit 18 or 20.

**363 Collecting Final Loss Claim Payments From Guaranteed Loan Debtors
(7 CFR 762.149(m)) (Continued)****D Debtor Notification of FSA's Intent to Offset (Continued)**

Authorized agency officials shall follow 7-FLP, paragraph 63 B, to handle debtor requests received as a result of the receipt of Exhibits 17 through 20.

Debtors proposing an agreement to repay the debt as an alternative to offset must include the full amount of the Federal debt. The Federal debt must be paid within a short period of time.

E Salary Offset

The authorized agency official shall determine whether collection by salary offset is feasible *--according to 7 CFR Part 3 and 7-FLP, Part 5.--*

F Referral of Debt for IAO Offset

The authorized agency official shall refer debtors:

- immediately for IAO and non-centralized administrative offset if Exhibit 18 or 20 was sent
- for IAO and non-centralized administrative offset 30 calendar days after sending Exhibit 17 or 19, and/or after the conclusion of a review or appeal.

The authorized agency official must complete the debtor's and/or co-debtor's IAO referral information, in GLS on the Debt Offset Maintenance Screen, for the debt to be referred for offset.

Note: Debtors who are ineligible for IAO or who later become ineligible for IAO shall be removed from referral in GLS on the Debt Offset Maintenance Screen.

363 Collecting Final Loss Claim Payments From Guaranteed Loan Debtors (7 CFR 762.149(m)) (Continued)

G Referral of Debt to TOP

The authorized agency official shall refer debtors to TOP 60 calendar days after:

- Exhibit 17 or 18 was sent
- the conclusion of a review or appeal.

The authorized agency official must complete the debtor's TOP referral information, in GLS on the Debt Offset Maintenance Screen, for the debt to be referred for offset. After the information is entered, debtors will be programmatically referred according to the established Treasury quarterly referral schedule.

--After the debt is referred for TOP, the RD Business Center, Guaranteed Commercial Branch-- will send Exhibit 21. The date of Exhibit 21 will be shown on the debtor's GLS maintenance screen.

Note: Debtors who are ineligible for TOP or who later become ineligible for TOP shall be removed from referral in GLS on the Debt Offset Maintenance Screen.

H State Office Responsibility

SED shall ensure that FSA employees responsible for servicing FLP guaranteed loans notify all County Offices where the debtor receives Federal payments that these payments are to be offset.

DD shall ensure that all County Offices are updated monthly on debtors whose payments are eligible to be offset.

Note: Management reports for debts currently referred for IAO and TOP are available in GLS.

IAO and TOP collections taken by FSA will be discontinued when a guaranteed borrower and/or co-borrower are called to report for induction or military service. Co-borrowers associated with the debt must also be suspended from offset collections in GLS in an effort to reduce hardship on the family. Offsets should not be taken during the period of active duty and 3 months thereafter. Any collections received as a result of offset, **after** the date the borrower and/or co-borrower were called to active duty, will be refunded. State Offices shall *--make refund request to the RD Business Center, Guaranteed Commercial Branch.--*

Offsets shall be suspended by State Offices by accessing the GLS Debt Offsets Maintenance Screen and:

- selecting the Reason Deleting as "Other"
- inputting the Why Agency Deleting as "National Defense Act"
- inputting the delete date.

Note: This information should be entered for both IAO and TOP.

**363 Collecting Final Loss Claim Payments From Guaranteed Loan Debtors
(7 CFR 762.149(m)) (Continued)**

I Collections and Refunds

Amounts collected through administrative offset will be applied to the debtor’s account according to 64-FI using the Guaranteed Collection Codes in this table.

Code	Description
70	Administrative Offset – Other
71	Administrative Offset – DCP
72	Administrative Offset – LCP
73	Administrative Offset – CRP
74	Administrative Offset – EQIP
75	Administrative Offset – Tobacco
76	Administrative Offset – Peanuts
77	Administrative Offset – Rice
78	Administrative Offset – LDP/Markt Asst Loan
79	Administrative Offset – DCP in Stay
80	Voluntary Collection
81	DOJ Collection
82	Debt Settlement Collection
83	Other Collection

Notes: Collections will be applied to the oldest delinquent Federal debt first.

According to 58-FI, paragraph 164, delinquent debts due to FSA will be collected before an assignment is honored.

Lender recoveries, voluntary, and other collections, except IAO, DOJ, and Debt Settlements, for loans subject to offset with a debt offset receivable established, must have FSA-2254 *--completed manually and FAXed to the RD Business Center, Guaranteed Commercial Branch for processing. The collection will be processed as an offset collection.

Refunds of amounts offset will be made within 45 calendar days if FSA determines that an amount should not have been offset or that the debtor has prevailed in an appeal. SED shall approve and submit refund requests to the RD Business Center, Guaranteed Commercial Branch.--*

J Notifying Lender of FSA Collections

County Offices shall notify the lender of any collections received through IAO or TOP by November 30 of each year. The annual notification shall include the following:

- amount collected by loan number
- current balance of the Federal debt.

Note: County Offices can obtain account information from the GLS loan offset view screen.

**363 Collecting Final Loss Claim Payments From Guaranteed Loan Debtors
(7 CFR 762.149(m)) (Continued)**

K Debt Settlement

Once a final loss claim is paid, FSA will be able to consider settlement offers received directly from the debtor. Compromise and adjustment offers should be compared against other collection options available, such as IAO and TOP. The option that offers the greatest recovery to the Government should be pursued.

FSA shall process a compromise or adjustment offer according to 7-FLP, Part 12.

The debt settlement will only cover the Federal debt owed by the debtor. FSA shall notify the lender of the approval of a debt settlement.

After all payments under the compromise or adjustment offer have been received, the remaining balance of the debt will be written off. SED shall FAX or mail a copy of *--FSA-2732 along with a memorandum requesting that the debt be written off to the RD Business Center, Guaranteed Commercial Branch.

Where it has been a minimum of 6 years since the last collection, FSA will cancel the debt without application according to 7-FLP, paragraph 404, as appropriate. For guaranteed loans the lender is the cross servicer. After 6 years with no collections, FSA's documentation that the lender anticipates no future collection satisfies the return from cross servicing requirement of subparagraph 404 C. Where it has been 6 years since the debt was established and collections are less than accruing interest, FSA will cancel the debt without application, following the guidance in 7-FLP, subparagraph 404 B, upon documentation that the lender and FSA anticipate no increase in collections. The SED shall FAX or mail a copy of FSA-2731 and FSA-2731A, if appropriate, along with a memorandum requesting that the debt be written off to the RD Business Center, Guaranteed Commercial Branch.--*

L Bankruptcy Effect

FSA, subject to advice provided by the Regional OGC, will immediately file a proof of claim upon notification of a bankruptcy filing for any debtor subject to offset. At a minimum, the following shall be filed with the proof of claim as evidence of the debt:

- FSA-2211, FSA-2212, Application for Guarantee, or Preferred Lender Application
- FSA-2235 or Loan Guarantee
- copy of promissory note
- documentation of FSA's final loss claim payment to the lender.

Bankruptcy filing will halt any FSA offsetting actions. The debtor shall be removed from referral of IAO and TOP through the GLS maintenance screens.

Debts discharged in bankruptcy will be written off upon receipt of the discharge order. SED shall FAX or mail a copy of FSA-2731 and the discharge order along with a memorandum *--requesting that the debt be written off to the RD Business Center, Guaranteed Commercial Branch. GLS will have been updated earlier upon FSA notification of the bankruptcy--* action.

**363 Collecting Final Loss Claim Payments From Guaranteed Loan Debtors
(7 CFR 762.149(m)) (Continued)**

M Write Off of Debt When the Debtor Is Released From Liability by DAFLP

Debtors released from liability under subparagraph 361 C will have their outstanding debt written off. SED shall FAX or mail a copy of DAFLP approval along with a memorandum *--requesting that the debt be written off to the RD Business Center, Guaranteed Commercial Branch.--*

364 Release From Liability and Unauthorized Assistance

A Full Faith and Credit

An FSA guaranteed loan is supported by the full faith and credit of the U.S. (see 7 CFR 762.103). As a result, FSA has an obligation to ensure that the Government has not been defrauded by a lender, holder, and/or borrower when obtaining an FSA guaranteed loan. Fraud and misrepresentation by the lender or holder are the only circumstances under which FSA can completely deny liability on a guaranteed loan. Negligent servicing, by contrast, may result in a reduction of liability to the extent of the loss. In addition, the lender and/or holder may face fines and imprisonment under U.S.C. Title 18, Section 1014. Fraud and misrepresentation by the borrower or lender may also lead to criminal penalties under U.S.C. Title 18, Section 1001 that allows fines and/or imprisonment.

B Definitions (7 CFR 761.2(b))

The following definitions are applicable to this paragraph.

False information is information provided by an applicant, borrower or other source to the Agency that the applicant or borrower knows to be incorrect.

Example: Intentional altering of UCC1 to obtain an FSA guaranteed loan.

Inaccurate information is incorrect information provided by an applicant, borrower, lender, or other source without the intent of fraudulently obtaining benefits.

Example: The transposition of numbers in a financing statement or inventory list.

Unauthorized assistance is any loan, loan servicing action, lower interest rate, loan guarantee, or subsidy received by a borrower, or lender, for which the borrower or lender was not eligible, which was not made in accordance with all Agency procedures and requirements, or which the Agency obligated from the wrong appropriation or fund. Unauthorized assistance may result from borrower, lender, or Agency error.

364 Release From Liability and Unauthorized Assistance (Continued)**C Initial Determination That Unauthorized Assistance Was Received**

Unauthorized assistance may be identified through audits conducted by OIG, USDA reviews conducted by FSA personnel, information provided by a private citizen, or discovered in processing a loss claim. If FSA employees have reason to believe unauthorized assistance was received, the case will be referred to OIG or the National Office, as appropriate, for review and advice. In every case where it is known or believed by FSA that the assistance was based on false information, investigation by OIG will be requested.

If an FSA official suspects that unauthorized assistance has been received the issues must be documented in the case file. The authorized agency official will specifically state whether the unauthorized assistance was because of any of the following:

- submission of inaccurate information by the borrower and/or lender
- submission of false information by the borrower and/or lender
- submission of inaccurate or false information by another party on the borrower or lender's behalf such as the holder, a seller, developer, real estate broker, attorney, or appraiser when the borrower and/or lender did know the other party had submitted inaccurate or false information
- error by FSA personnel, either in making computations or failure to follow published regulations or other FSA issuance.

D Secondary Market Considerations

According to 7 CFR 762.103, and contained in subparagraph 19 D of this handbook, FSA must purchase the loan from the holder upon request if the lender refuses even if fraud, misrepresentation, or negligent servicing by the lender is suspected.

E Voluntary Cancellation by Lender When Fraud or Misrepresentation Occurs

A lender may request that FSA cancel an FSA-1980-27 or Loan Guarantee in circumstances where FSA intends to seek a denial of liability provided that the lender has not assigned or transferred the loan to another party. A lender cannot cancel an FSA-1980-27 or Loan Guarantee for a loan sold in the secondary market without the concurrence of the holder.

364 Release From Liability and Unauthorized Assistance (Continued)**F Involuntary Cancellation by Lender**

In the following circumstances, FSA can terminate an FSA-1980-27 or Loan Guarantee on a loan without the lender's concurrence:

- the guarantee fee is not paid

*--**Note:** The guarantee fee is usually paid when FSA-2236 is submitted and the loan is--* closed. Under 7 CFR 762.130, a Loan Guarantee should not be issued until all guarantee fees are paid.

- improper transfer by FDIC of an FSA guaranteed loan to a nonguaranteed loan to a nonparticipating lender.

Note: Interagency Agreement between FSA and FDIC was signed by FSA on December 21, 2016, providing rules about FSA guaranteed loan servicing originated by failed banks. FDIC may sell FSA guaranteed loans only to eligible lenders. Barring the presence of a holder, the improper transfer is grounds for a denial of liability. See Exhibit 13 for a copy of the Interagency Agreement.

G Unauthorized Interest Assistance

For unauthorized interest assistance see:

- paragraph 231
- 7 CFR 762.150(h) and (j).

FSA may make demand on lenders for repayment of unauthorized assistance payments.

365-372 (Reserved)

Part 15 Secondary Market

373 Overview of the Secondary Market for FSA Guaranteed Loans

A Overview

The secondary market is a mechanism that allows lenders to sell the guaranteed portion of a loan. This sale is referred to as an assignment throughout this part because the lender is assigning the benefits to another party (the holder) in return for cash. Through the secondary market, the lender may:

- reduce their interest rate risk

Note: The lender can transfer the risk of interest rate increases to the secondary market through the assignment of the guaranteed portion of the loan.

- increase liquidity

Note: The lender can use funds received from a loan assignment for additional lending or investing activity.

- increase return on investment

Note: By assigning the loan to the secondary market and keeping a servicing fee, a lender may increase their return on the loan and reduce their interest rate risk.

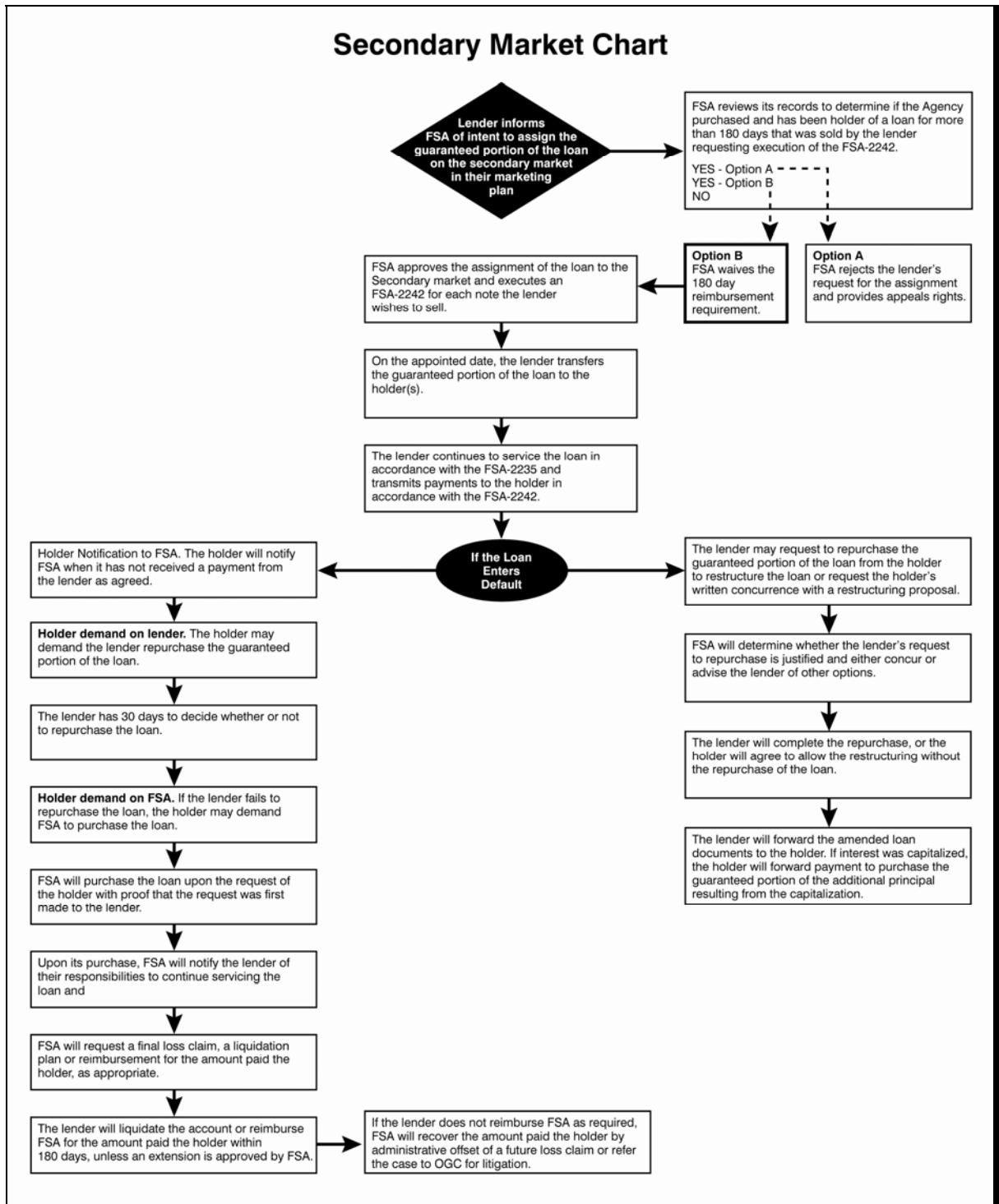
- increase the flexibility of loan terms.

Note: The presence of the secondary market creates the ability for lenders to provide longer fixed rate terms than they would normally offer.

373 Overview of the Secondary Market for FSA Guaranteed Loans (Continued)

B Secondary Market Flowchart

Following is the secondary market flowchart.



373 Overview of the Secondary Market for FSA Guaranteed Loans (Continued)**C Pledging of Guaranteed Loans (7 CFR 762.159)**

Lenders may also obtain liquidity by borrowing from funding sources.

A lender may pledge all or part of the guaranteed or unguaranteed portion of the loan as security to a Federal Home Loan Bank, a Federal Reserve Bank, a Farm Credit System Bank, or any other funding source determined acceptable by the Agency.

*--Pledging all or part of the guaranteed or unguaranteed portion of the loan as security, is not the same as when a loan is sold on the secondary market, and FSA-2242, Assignment of Guarantee will not be issued to the lender or funding source to which the guarantee is pledged. Lenders are responsible for any agreement made with the funding source.

FSA approval is not required by lenders when pledging the guaranteed portion of the loan as security.

Lenders are required to continue servicing the loan in accordance with the lender's agreement and the provisions of loan guarantee the same as if the loan were not pledged as security.-*

374 Agency Requirements (7 CFR 762.160)**A Secondary Market Loan Requirements**

Subject to Agency concurrence, the lender may assign all or part of the guaranteed portion of the loan to one or more holders at or after loan closing, if the loan is not in default. However, a line of credit can not be assigned. The lender must always retain the unguaranteed portion in their portfolio, regardless of how the loan is funded.

The Agency may refuse to execute the Assignment of Guarantee and prohibit the assignment in the case of the following:

- **The Agency purchased and is holder of a loan that was assigned by the lender that is requesting the assignment.**
- **The lender has not complied with the reimbursement requirements of § 762.144 (c)(7) (paragraph 376), except when the 180 day reimbursement or liquidation requirement has been waived by the Agency.**

The guaranteed portion of the loan may not be sold or assigned by the lender until the loan has been fully disbursed to the borrower.

The lender is not permitted to assign any amount of the guaranteed or unguaranteed portion of loan to the applicant or borrower, or members of their immediate families, their officers, directors, stockholders, other owners, or any parent, subsidiary, or affiliate.

Upon the lender's assignment of the guaranteed portion of the loan, the lender will remain bound to all obligations indicated in the Guarantee, Lender's Agreement, the Agency program regulations, and to future program regulations not inconsistent with the provisions of the Lenders Agreement. The lender retains all rights under the security instruments for the protection of the lender and the United States.

The lender may assign all or part of the guaranteed portion of the loan to 1 or more holders at or after loan closing if the loan is not in default and proceeds have been fully disbursed.

Only the guaranteed portion of a loan may be assigned on the secondary market. In a secondary market assignment, the guaranteed portion of the loan is transferred to a holder while the lender keeps servicing responsibilities for the loan.

374 Agency Requirements (7 CFR 762.160) (Continued)

B Secondary Market LOC Requirements

LOC's may not be assigned. However, the lender may obtain funding for LOC's from other sources. The lender retains the note, the collateral securing the note, and all responsibility for loan serving and liquidation. The guarantee is applicable only to the primary lender.

C Transfer to the Secondary Market

Lenders generally market guaranteed loans to investors through an intermediary or directly to Farmer Mac.

Lenders are regularly contacted by and normally maintain a list of brokers or dealers interested in the purchase of FSA Guaranteed Loans. In an average transaction, lenders take the following steps to make a typical sale of a guaranteed loan on the secondary market.

-- Before using electronic signatures, lenders should contact the purchasers to ensure the documents will be accepted.--

Step	Who	Action
1	Lender	Contacts several brokers or Farmer Mac for bids on the loan. The brokers will need to know: <ul style="list-style-type: none"> • loan amount and size of the guaranteed portion • coupon rate (variable or fixed) <p style="text-align: center;">Note: If variable, the broker will need to know the interest adjustment period.</p> <ul style="list-style-type: none"> • if it is a new loan, when the loan will be funded • maturity date • payment schedule.
2	Lender	Determines the loan servicing fee. Obtain a commitment on the loan servicing fee, usually ranging from 0.4 to 2 percent.
3	Lender	Selects a bid. Analyze all the offers, select the most appropriate, and contact the winning broker. Negotiations concerning premiums, fees, and additional payments for loans are to take place between the holder and the lender. The Agency will participate in these negotiations only as a provider of information.

374 Agency Requirements (7 CFR 762.160) (Continued)

C Transfer to the Secondary Market (Continued)

*--

Step	Who	Action
4	Holder	Sends a purchase commitment letter or sales agreement to the lender.
5	Lender	<p>Closes the loan transaction and notifies FSA that the loan is being assigned. The lender forwards the following to FSA:</p> <ul style="list-style-type: none"> • copy of the signed commitment letter or sales agreement • original FSA-2242 with the lender’s signature. <p>These items are in addition to the other documents required for FSA to issue the Loan Guarantee.</p>
6	FSA	<p>Determines whether the loan is eligible to be sold. If eligible, FSA then verifies that the information on FSA-2242 is consistent with FSA-2235 and the promissory note.</p> <p>FSA will then digitally sign FSA-2242 and e-mail the encrypted FSA-2242 directly to the holder listed in item 3 and the lender. If the holder requests a hard copy, the authorized agency official will mail the hard copy directly to the holder along with a cover letter, including USDA letterhead as verification of the guarantee.</p>
7	Holder	<p>Executes FSA-2242 and retains FSA-2242 in their files along with FSA-2235. Copies of the executed FSA-2242 shall be forwarded to FSA and the lender according to the holder’s procedure. Some holders have electronic retention of documents available to lenders and do not return a hard copy of FSA-2242 to the lender or FSA.</p> <p>It is not necessary for FSA to have a hard copy of a fully executed FSA-2242, unless the holder has requested FSA to repurchase the loan.</p>
8	Holder	Wires the funds to the lender on the settlement date.

--*

374 Agency Requirements (7 CFR 762.160) (Continued)

D Executing FSA-2242's

The lender shall provide FSA with copies of all appropriate forms used in the assignment.

If a lender intends to assign the loan to the secondary market, they should inform FSA of their plans during the post-closing review (subparagraph 247 A).

In assigning a loan on the secondary market, lender will occasionally break the loan into more than 1 note. For each note, FSA will need a separate Loan Guarantee and the lender/broker or holder will need to execute a separate FSA-2242. See subparagraph C.

Once the lender accepts a specific buyer's offer, the lender should notify FSA that the loan is being assigned. The authorized agency official should inform the lender that they must submit FSA-2242 to FSA for execution.

Note: The authorized agency official shall execute FSA-2242 after reviewing it according to this subparagraph. FSA-2242 does not have to be signed by the holder before FSA approval of the assignment. * * *

Before executing FSA-2242, the authorized agency official should review the documents to determine the following items.

- To whom is the loan being assigned? According to subparagraph A, a loan may not be assigned to the borrower or someone who has a relationship to the borrower or is an owner or subsidiary of the lender itself.
- Is the loan delinquent? Delinquent loans may not be assigned into the secondary market.
- Is the lender attempting to assign any of the unguaranteed portion of the loan? The lender is only permitted to assign the guaranteed portion of the loan into the secondary market.
- Is FSA currently holding the guaranteed portion of a loan that was purchased more than 180 calendar days after the lender refused the request to repurchase from the holder?

374 Agency Requirements (7 CFR 762.160) (Continued)**D Executing FSA-2242's (Continued)**

After the authorized agency official is satisfied that all 4 of these conditions are met,
--FSA-2242 will be executed and e-mailed to the holder.--

The lender will send the holder the borrower's executed note attached to the Guarantee.

The holder will succeed to all rights of the guarantee pertaining to the portion of the loan assigned.

The holder, upon written notice to the lender and the Agency, may assign the unpaid guaranteed portion of the loan.

The holder must assign the guaranteed portion back to the original lender if requested for servicing or liquidation of the account.

The Guarantee or Assignment of Guarantee in the holder's possession does not cover:

- **Interest accruing 90 days after the holder has demanded repurchase by the lender, except as provided in the Assignment of Guarantee and § 762.144(c)(3)(iii)**
- **Interest accruing 90 days after the lender or Agency requested the holder to surrender evidence of debt repurchase, if the holder has not previously demanded repurchase.**

375 Repurchase of Guaranteed Portion From a Secondary Market Holder (7 CFR 762.144)**A Holder Demand for Repurchase**

The holder may request the lender to repurchase the unpaid guaranteed portion of the loan when either:

- the borrower has not made a payment of principal and interest due on the loan for at least 60 days
- the lender has failed to give the holder its pro-rata share of any payment made by the borrower within 30 days of receipt of a payment.

The holder shall notify FSA when these circumstances exist. If the holder chooses not to make demand, authorized agency officials will monitor the account. If the loan remains past due for 90 calendar days, the lender will be requested to repurchase the loan. If the lender refuses to repurchase, FSA will immediately require the holder and lender to reconcile the loan balances. FSA will then repurchase from the holder no later than 150 calendar days past due.

When a lender is requested to repurchase a loan from the holder, the lender must consider the request according to the servicing actions that are necessary on the loan. In order to facilitate servicing and simplified accounting of loan transactions, lenders are encouraged to repurchase the loan upon the holder's request.

If the lender does not repurchase the loan, the holder must inform the Agency in writing that demand was made on the lender and the lender refused. Following the lender's refusal, the holder may continue as holder of the guaranteed portion of the loan or request that the Agency purchase the guaranteed portion. Within 30 days after written demand to the Agency from the holder with required attachments, the Agency will forward to the holder payment of the unpaid principal balance, with accrued interest to the date of repurchase. If the holder does not desire repurchase or purchase of a defaulted loan, the lender must forward the holder its pro-rata share of payments, liquidation proceeds and Agency loss payments.

If the lender believes the holder is making demand for repayment outside the allowable reasons, the lender should detail why they believe the demand is unreasonable in a refusal letter to the holder. A copy of this letter should also be forwarded to FSA.

Upon repurchase, the lender shall notify FSA by returning the original FSA-2242.

**375 Repurchase of Guaranteed Portion From a Secondary Market Holder (7 CFR 762.144)
(Continued)**

B Lender Initiated Repurchase

If due to loan default or imminent loan restructuring, the lender determines that its repurchase is necessary to adequately service the loan, the lender may repurchase the guaranteed portion of the loan from the holder, with the written approval of the Agency.

The requirements in FSA-2242 are as follows:

- the lender may demand repurchase to conduct any of the servicing actions in Part 9, 12, *--or 14 and for interest rate reductions according to subparagraph 284 B, as long as all the requirements of this paragraph are met--*
- lender repurchase is not required if the holder will agree to the restructured terms of the note
- if interest is capitalized, a new note is taken, the original note is amended, or the principal amount is modified, the lender must ensure that the assignment is amended to reflect the actual guaranteed portion held by the holder

Note: In cases involving the secondary market, a restructuring action may involve repurchase from the holder.

- **the lender will not repurchase from the holder for arbitrage purposes. With its request for Agency concurrence, the lender will notify the Agency of its plans to resell the guaranteed portion following servicing**
- **the holder will sell the guaranteed portion of the loan to the lender for an amount agreed to between the lender and the holder.**

If the lender chooses to repurchase the loan for servicing, SEL and CLP lenders must receive written approval from the authorized agency official or SED or designee before repurchasing a guarantee. The request for approval must include the reason for repurchase; for example, IA, * * * default, restructuring, or liquidation; and the proposed servicing or liquidation plan, if any, for the loan or asset.

Once the request is received by FSA, the lender will receive notification of FSA's approval or rejection within 14 calendar days. PLP's do not need FSA approval to repurchase, but must repurchase the guarantee according to the terms of their Lender's Agreement.

The lender must document all attempts to repurchase the loan from the holder in the loan file.

**375 Repurchase of Guaranteed Portion From a Secondary Market Holder (7 CFR 762.144)
(Continued)****C Purchase of the Loan or Note by FSA**

With its demand on the Agency, the holder will include:

- **a copy of the written demand made upon the lender**
- **originals of the Guarantee and note properly endorsed to the Agency, or the original of the Assignment of Guarantee**
- **a copy of any written response to the demand provided by the lender to the holder**
- **an account which FSA can forward the purchase amount by EFT.**

The amount due the holder from the Agency includes unpaid principal, unpaid interest to the date of demand, and interest which has accrued from the date of demand to the proposed payment date.

The authorized agency official will select a proposed settlement date no later than 30 calendar days from the date of the holder's demand letter to FSA. FSA will only pay interest that accrues based on the accrual method established by the terms of the promissory note.

Upon Agency request, the lender will provide a current statement stating the unpaid principal and interest owed by the borrower and the amount due the holder. A bank officer must certify the statement. Any discrepancy between the amount claimed by the holder and the information submitted by the lender must be resolved by the lender and the holder before payment will be approved by the Agency.

The Agency will not participate in resolution of any such discrepancy. When there is a discrepancy, the 30 day Agency payment requirement to the holder will be suspended until the discrepancy is resolved (subparagraph A).

**375 Repurchase of Guaranteed Portion From a Secondary Market Holder (7 CFR 762.144)
(Continued)**

C Repurchase of the Loan or Note by FSA (Continued)

Within 30 calendar days of the holder's demand for purchase, the authorized agency official shall:

- review the borrower's loan file

Note: If the file indicates that a rescheduling or reamortization could correct the default then the authorized agency official should remind the lender of their responsibility for expeditiously liquidating the loan collateral in the event of an FSA purchase. Restructuring of the loan cannot occur once FSA purchase occurs.

- verify the amounts owed to the lender and the holder
- *--complete FSA-2250 and forward it to the RD Business Center, Guaranteed Commercial Branch for processing.--*

At the time of purchase by the Agency, the original Assignment of Guarantee (FSA-1980-36 or FSA-2242) will be assigned by the holder to the Agency without recourse, including all rights, title, and interest in the loan.

Purchase by the Agency does not change, alter, or modify any of the lender's obligations to the Agency specified in the Lender's Agreement or the Guarantee. Nor does the purchase waive any of the Agency's rights against the lender. The Agency succeeds to all rights of the holder under the Guarantee including the right to set-off against the lender.

D Repurchase Price of the Loan or Note

The repurchase by the lender will be for an amount equal to the portion of the loan held by the holder plus accrued interest.

The Agency Guarantee will not cover servicing fees that the lender accrues after the repurchase.

When the holder makes a demand on FSA to purchase the guaranteed portion of the loan, the purchase price will be equal to the unpaid principal and accrued interest. See subparagraph E.

**375 Repurchase of Guaranteed Portion From a Secondary Market Holder (7 CFR 762.144)
(Continued)****E Interest Paid Upon FSA Repurchase**

In the case of a request for Agency purchase, the government will only pay interest that accrues for up to 90 days from the date of the demand letter to the lender requesting the repurchase. However, if the holder requested repurchase from the Agency within 60 days of the request to the lender and for any reason not attributable to the holder and the lender, the Agency cannot make payment within 30 days of the holder's demand to the Agency, the holder will be entitled to interest to the date of the payment. See 7 CFR 762.160(b)(4)(i), subparagraph 374 D.

If at the time the holder requests FSA to purchase a loan or note, more than 90 calendar days have passed since the holder's demand to the lender, the holder will only receive principal and interest due at the time of the holder's request to the lender.

Immediately upon FSA's repurchase FSA will accrue interest at the note rate. (Lender servicing fees are not paid or reimbursed after the repurchase.) In addition, FSA will not cover the lender's fees by allowing the lender to keep the fees out of proceeds received from the liquidation of the collateral after FSA repurchases. In addition, in the event of a loss, if the interest accrual has ceased according to subparagraph 359 A before the FSA repurchase, FSA will not cover the lender's servicing fees by allowing the lender to keep the fees out of proceeds received from the liquidation of the collateral from the ceasing of interest accrual to the repurchase date.

Unless otherwise agreed to by SED and the holder, payment will be made in 30 calendar days of the receipt of the request from the holder.

376 Actions After Agency Repurchase (7 CFR 762.144)

A Request for Lender Repayment

Within 180 days of the Agency's repurchase, the lender will reimburse the Agency the amount of purchase, plus accrued interest, in one of the following ways:

- **by liquidating the loan security and paying the Agency its pro-rata share of liquidation proceeds**
- **paying the Agency [from its own capital] the full amount paid to the holder plus any accrued interest**
- **the Agency may sell a purchased guaranteed loan on a non-recourse basis, if it determines that selling the portion of the loan that it holds is in the Government's best interest.**

If SED has a loan in their State, which has been purchased by FSA, that they propose to sell to another lender, they will obtain agreement from the current owner of the note and security instruments and forward the following to DAFLP:

- the reasons why the lender cannot comply with the 180-calendar-day reimbursement requirement
- a copy of the request from the lender to whom the loan will be sold
- economic justification for the sale price.

A nonrecourse sale will be at a price determined by DAFLP. A non-recourse purchase from the Agency requires a written request to the Agency from the party that wants to purchase it, and written concurrence from the lender.

376 Actions After Agency Repurchase (7 CFR 762.144) (Continued)

A Request for Lender Repayment (Continued)

Once FSA purchases the guarantee from the holder, the authorized agency official shall immediately notify the lender in writing that they must continue to service the loan and pass all payments to FSA according to FSA-1980-27 or Loan Guarantee. The authorized agency official will request in writing, one of the three following actions by the lender within 60 calendar days.

- Payment of the entire purchase amount (guaranteed portion plus accrued interest) of the loan held by FSA. Details of the purchase will be provided in the FSA request including:
 - date demand was made on the lender
 - date demand was made on FSA
 - name of the previous holder
 - amount of purchase price paid by FSA
 - daily interest accrual on the purchase amount
 - notification that the FSA loan guarantee is forfeited upon payment of the purchase amount and that the lender must submit the FSA-2241 indicating the guarantee is to be terminated.

Note: Upon receipt of the payment and completed FSA-2241 from the lender, the authorized agency official shall complete FSA-2251 and forward the *--payment to the RD Business Center, Guaranteed Commercial Branch.--* Termination of the guarantee should be completed in GLS once the lender's payment has processed.

- If liquidation of loan security has been completed, a properly completed FSA-2254 with loan ledgers and supporting documents. FSA-2254 will be coded for final loss review by SED or designee. If the loss amount is less than the amount held by FSA, the loss claim must include a check from the lender for the difference, plus interest up to the date of payment (subparagraph 360 F).
- If liquidation has not been completed, a liquidation plan, if not already received (subparagraph 358 B). Interest accruing to FSA as holder on the repurchase amount--* will continue until payment is received from the lender. If liquidation is projected to take longer than 180 calendar days after FSA purchase, the lender will be requested to submit a final loss claim based on receiving the market value of the collateral. See FSA-2254 for calculation of the final loss claim.

FSA will make similar requests of the lender again after 90 and 120 calendar days. If the lender refuses or fails to comply with the request after 180 calendar days, then SED will follow the procedures in subparagraph B.

376 Actions After Agency Repurchase (7 CFR 762.144) (Continued)

A Request for Lender Repayment (Continued)

If a lender fails to comply with the requests, SED shall:

- *--Contact the National Office loan servicing division for instructions on notifying the lender of FSA's intent to collect the purchase amount by administrative offset (FSA-2701), according to 7-FLP

Notes: Contact the National Office for appropriate Due Process Notification.--*

An administrative offset will occur against future loss claims the lender may submit.

- refer the case to the Regional OGC for referral to the US Attorney's office to initiate legal action to collect the amount owed FSA for purchase
- determine whether lender status should be revoked according to 7 CFR 762.106(a)(2)(ix), if the lender is a PLP or CLP lender. See Part 4 for further information on revoking lender status.

B Failure to Reimburse FSA

*--If the lender does not reimburse FSA within 180 calendar days, [7 CFR 762.144 (c)] **the lender will be liable for the repurchase amount and any expenses incurred by the Agency to maintain the loan in its portfolio or liquidate the security. While the Agency holds the guaranteed portion of the loan, the lender will transmit to the Agency any payment received from the borrower, including the pro-rata share of liquidation or other proceeds.**

*--[7 CFR 762.144 (c)(9)] **If the borrower files for reorganization under the provisions of the bankruptcy code or pays the account current while the purchase by the Government is being processed, the Agency may hold the loan as long it determines this action to be in the Agency's interest. If the lender is not proceeding expeditiously to collect the loan or reimbursement is not waived under this paragraph, the Agency will demand payment by the lender and collect the purchase amount through administrative offset of any claims due the lender.**

Upon approval by SED, FSA may continue as holder of the guaranteed portion of the loan until it can be refinanced or the bankruptcy plan is completed, whichever comes first. In such a situation, the authorized agency official shall notify the lender that the lender must send the pro rata share of the borrower's payments directly to FSA.

Reports, Forms, Abbreviations, and Delegations of Authority

Reports

This table lists the required reports in this handbook.

Report Control Number	Title	Reporting Period	Submission Date	Negative Report	Reference
RPT-1-00-FLP-09-2	SDA Loan Review Summary	Annually	October 31	Required	84

Forms

This table lists all forms referenced in this handbook.

Number	Title	Display Reference	Reference
AD-1026	Highly Erodible Land Conservation and Wetland Conservation Certification		66, 208
FmHA-449-34	Loan Note Guarantee		267, 281
FmHA-1980-64	Interest Assistance Agreement		224, 228, 230
FSA-850	Environmental Screening Worksheet		66, 69, 70, 83, 95, 96, 195, 244
FSA-851	Environmental Risk Survey Form		66, 69, 70, 83, 95, 96, 195
FSA-1940-3	Request for Obligation of Funds Guaranteed Loans		226, 230
FSA-1980-25	Application for Guarantee		108, 285, 286, 360, 361, 363
FSA-1980-27	Loan Guarantee		364, 376
FSA-1980-28	Preferred Lender Application for Guarantee		108, 285, 360, 361, 363
FSA-1980-36	Assignment of Guarantee		375
FSA-1980-64	Interest Assistance Agreement		224, 228, 230
FSA-2028	Security Agreement		50
FSA-2072	Cancellation of U.S. Treasury Check and/or Obligation		249
FSA-2201	Lender's Agreement		Text
FSA-2203	Preferred Lender Sticker		53
FSA-2205	Guaranteed Micro Lender Application		55
FSA-2211	Application for Guarantee		Text
FSA-2221	Interest Assistance Agreement		Text

Reports, Forms, Abbreviations, and Delegations of Authority (Continued)

Forms (Continued)

Number	Title	Display Reference	Reference
FSA-2222	Request for Interest Assistance Payment		228, 326
FSA-2231	Request for Obligation of Funds Guaranteed Loans		226, 230, 244
FSA-2232	Conditional Commitment		Text
FSA-2234	FSA Review of Lender's Evaluation of Collateral		247
FSA-2235	Loan Guarantee		Text
FSA-2236	Guaranteed Loan Closing Report and Lender Certification		46, 227, 245, 247, 248, 286
FSA-2241	Guaranteed Farm Loan Status Report as of		250, 266, 355, 376, Ex. 12
FSA-2242	Assignment of Guarantee		373-375, Ex. 12
FSA-2243	Notice of Substitution of Lender (Transaction 4034)		287
FSA-2244	Guaranteed Loan Status Update Adjustment (Transaction 4048)		288
FSA-2245	Modification of Loan Guarantee		281, 286, 313, 326, Ex. 12
FSA-2246	Notification of Transfer and Assumption of a Guaranteed Loan Transaction Code 4037		281
FSA-2247	Guaranteed Loan Borrower Adjustments		281, 284, 288
FSA-2248	Guaranteed Farm Loan Default Status Report		Text, Ex. 12
FSA-2249	Request for Restructuring Guaranteed Loans		313, 344
FSA-2250	FSA Purchase of a Guaranteed Loan Portion		375
FSA-2251	Lender's Guaranteed Loan Payment to USDA		376
FSA-2252	Farm Loan Programs Guaranteed Writedown Worksheet		328, Ex. 12
FSA-2253	Shared Appreciation Agreement for Guaranteed Loans		181, 288, 328, 341, Ex. 12
FSA-2254	Guaranteed Loan Report of Loss		136, 288, 328, 342, 344, Part 14, 376, Ex. 12
FSA-2261	Report on Collection Activities on Liquidated Accounts		266, 362, Ex. 12

Reports, Forms, Abbreviations, and Delegations of Authority (Continued)

Forms (Continued)

Number	Title	Display Reference	Reference
FSA-2262	Notice of Liquidation Responsibility		362
FSA-2291	Lender's Processing Checklist		65, 95
FSA-2292	Guaranteed Loan Processing Checklist		65
FSA-2293	Annual File Review Checklist for SEL and CLP Lenders		267
FSA-2294	Debt Writedown Review Checklist		329
FSA-2295	Guaranteed Estimated Loss Review Checklist for SEL and CLP Lenders		342, 359
FSA-2296	Guaranteed Loan Final Loss Review Checklist		360
FSA-2701	Notice of Intent to Collect by Administrative Offset		376
FSA-2731	Cancellation of Debt Without Application (RD-1956-1)		363
FSA-2731A	Cancellation of Debt Without Application (Continuation)		363
FSA-2732	Debt Settlement Application (RD-1956-1 Application For Settlement of Indebtedness)		363
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W-2	Wage and Tax Statement		152

Note: Agency officials may use digital signatures on all Guaranteed Loan Program forms. Lenders and loan applicants may use digital or other electronic signatures on all Guaranteed Loan Program forms.

Some secondary market holders may not accept digital signatures on FSA-2235 and FSA-2242. Lenders should verify with their secondary market holders and notify FSA if digital signatures will **not** be accepted.

Authorized agency officials shall reference the User Guide for Digital Signatures on FLP's Presentation intranet web site for instructions to create a digital signature with their employee LINCPASS.

Reports, Forms, Abbreviations, and Delegations of Authority (Continued)

Abbreviations Not Listed in 1-CM

The following abbreviations are not listed in 1-CM.

Approved Abbreviation	Term	Reference
AASM	Application Authorization Security Management	73, Ex. 5
ACT	Consolidated Farm and Rural Development Act	1, 108, 286
ADPB	average daily principal balance	228, Ex. 10
CAFO	Concentrated Animal Feeding Operation	181, 358, Ex. 15
CL	conservation loan	Text, Ex. 2
CMS	Credit Management System	Text
DNP	Do Not Pay	46, 108
EL	emergency livestock loan	108
EO	economic opportunity loan	108
FmHA	Farmers Home Administration	108, Part 9, Part 11, 360
FTP	file transfer protocol	Ex. 15.4
GFO	guaranteed farm ownership loan	135
GLOC	guaranteed line of credit	108
GLS	guaranteed loan system	Ex. 15.4
GOL	guaranteed operation loan	135
IA	interest assistance	18, Parts 9, 11-15, Ex. 10
IAO	Internal Administrative Offset	363, Ex. 2, 17, 18
INA	Immigration and Nationality Act	Ex. 7
LINC	Lender Interactive Network Connection	73, 266, Ex. 5
LOC	line of credit	Text
MLP	Micro Lender Program	Text
NPO	nonprofit organization	111
PLP	Preferred Lender Program	Text, Ex. 12
PRWORA	Personal Responsibility and Work Opportunity Reconciliation Act of 1996	Ex. 7
SAA	Shared Appreciation Agreement	286, 288, Ex. 2
SDMS	State Directive Management System	84
SEL	Standard Eligible Lender	Text, Ex. 12
SOFR	Secured Overnight Financing Rate	135
USCIS	U.S. Citizenship and Immigration Services	Ex. 7, 8

Delegations of Authority

This table lists the delegations of authority in this handbook.

Delegation	Reference
Administering handbook provisions	20

Definitions of Terms Used in This Handbook (7 CFR 761.2(b))**Act**

Act is the Consolidated Farm and Rural Development Act (7 U.S.C. 1921 et seq.).

Additional Security

Additional security is property which provides security in excess of the amount of security value equal to the loan amount.

***--Adversely Affect**

Adversely affect means that a change unrelated to the issue resolved through the appeal will result in the borrower no longer being eligible for the assistance requested.--*

Adjustment

Adjustment is a form of settlement that reduces the financial obligation to the Agency, conditioned upon the completion of payment of a specified amount at a future time. An adjustment is not a final settlement until all payments have been made under the agreement.

Administrative Appraisal Review

Administrative appraisal review is a review of an appraisal to determine if the appraisal:

- (1) Meets applicable Agency requirements; and**
- (2) Is accurate outside the requirements of standard 3 of USPAP.**

Agency

Agency is the FSA.

Agency Official

Agency official is any employee with FSA.

Agricultural Commodity

Agricultural commodity is livestock, livestock products, grains, cotton, oilseeds, dry beans, tobacco, peanuts, sugar beets, sugar cane, fruit, vegetable, forage, tree farming, nursery crops, nuts, aquaculture species, and other plant and animal production, as determined by the Agency.

Allonge

Allonge is an attachment or an addendum to a promissory note.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Applicant

Applicant is the individual or entity applying for a loan or loan servicing under either the direct or guaranteed loan program.

Aquaculture

Aquaculture is the husbandry of any aquatic organisms (including fish, mollusks, crustaceans or other invertebrates, amphibians, reptiles, or aquatic plants) raised in a controlled or selected environment of which the applicant has exclusive rights to use.

Assignment of Guaranteed Portion

Assignment of guaranteed portion is a process by which the lender transfers the right to receive payments or income on a guaranteed loan to another party, usually in return for payment in the amount of the loan's guaranteed principal. The lender retains the unguaranteed portion in its portfolio and receives a fee from the purchaser or assignee to service the loan and receive and remit payments according to a written assignment agreement. This assignment can be reassigned or sold multiple times.

Assignment of Indemnity

Assignment of indemnity is the transfer of rights to compensation under an insurance contract.

Assistance

Assistance is financial assistance in the form of a direct or guaranteed loan or interest subsidy or servicing action.

Assumption

Assumption is the act of agreeing to be legally responsible for another party's indebtedness.

***--Authorized Agency Official**

Authorized agency official is an employee who has either inherent or delegated authority to complete the described action.--*

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)**Basic Security**

Basic security is all farm machinery, equipment, vehicles, foundation and breeding livestock herds and flocks, including replacements, and real estate that serves as security for a loan made or guaranteed by the Agency. With respect to livestock herds and flocks, animals that are sold as a result of the normal culling process are typically treated as normal income security unless the borrower does not have replacements that will keep the numbers and production up to planned levels. However, if the borrower plans to make a significant reduction in the foundation livestock herd or flock, the animals that are sold in making this reduction will be considered basic security.

Beginning Farmer

Beginning farmer is an individual or entity who:

- (1) Meets the loan eligibility requirements for a direct or guaranteed OL, FO, or CL loan, as applicable;**
- (2) Has not operated a farm for more than 10 years. This requirement applies to all members of an entity;**

***--Note:** Experience obtained through agriculture education programs when the applicant was not the primary owner or operator of the farm or ranch is not included when calculating the 10-year period.--*

- (3) Will materially and substantially participate in the operation of the farm:**
 - (i) In the case of a loan made to an individual, individually or with the family members, material and substantial participation requires that the individual provide substantial day-to-day labor and management of the farm, consistent with the practices in the county or State where the farm is located.**
 - (ii) In the case of a loan made to an entity, all members must materially and substantially participate in the operation of the farm. Material and substantial participation requires that the member provide some amount of the management, or labor and management necessary for day-to-day activities, such that if the individual did not provide these inputs, operation of the farm would be seriously impaired;**
- (4) Agrees to participate in any loan assessment and borrower training required by Agency regulations;**

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Beginning Farmer (Continued)

(5) Except for an OL applicant, does not own real farm property or who, directly or through interests in family farm entities owns real farm property, the aggregate acreage of which does not exceed 30 percent of the average acreage of the farms in the county where the property is located. If the farm is located in more than one county, the average farm acreage of the county where the applicant's residence is located will be used in the calculation. If the applicant's residence is not located on the farm or if the applicant is an entity, the average farm acreage of the county where the major portion of the farm is located will be used. The average county farm acreage will be determined from the most recent Census of Agriculture;

* * *

(6) Demonstrates that the available resources of the applicant and spouse (if any) are not sufficient to enable the applicant to enter or continue farming on a viable scale; and

(7) In the case of an entity:

- (i) All the members are related by blood or marriage; and
- (ii) All the members are beginning farmers.

Borrower (or Debtor)

Borrower (or debtor) is an individual or entity that has an outstanding obligation to the Agency or to a lender under any direct or guaranteed FLP loan, without regard to whether the loan has been accelerated. The term "borrower" includes all parties liable for such obligation, including collection-only borrowers, except for debtors whose total loans and accounts have been voluntarily or involuntarily foreclosed, sold, or conveyed, or who have been discharged of all such obligations owed to the Agency or guaranteed lender.

Cancellation

Cancellation is the final discharge of, and release of liability for, a financial obligation to the Agency on which no settlement amount has been paid.

Cash Flow Budget

Cash flow budget is a projection listing of all anticipated cash inflows (including all farm income, nonfarm income and all loan advances) and all cash outflows (including all farm and nonfarm debt service and other expenses) to be incurred during the period of the budget. Advances and principal repayments of lines of credit may be excluded from a cash flow budget. Cash flow budgets for guaranteed loans under \$125,000 do not require income and expenses itemized by categories. A cash flow budget may be completed either for a 12-month period, a typical production cycle, or the life of the loan, as appropriate. It may also be prepared with a breakdown of cash inflows and outflows for each month of the review period and include the expected outstanding operating credit balance for the end of each month. The latter type is referred to as a "monthly cash flow budget."

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

*--Certified Mail

Certified mail is a delivery service offered by USPS that allows the sender proof of mailing, as well as proof of delivery.

Notes: Certified mail service provides the following:

- electronic verification that an article was delivered or delivery attempt was made
Note: If the item was delivered, the electronic verification provides the date, time, and location of delivery.
- proof of delivery record (copy of the recipient's signature) that is kept at the Post Office for 2 years after mailing. If needed, the signature proof can be requested after mailing by purchasing the "Return Receipt After Mailing" service.

"Return Receipt" is an additional feature that may be purchased but is **not** required.--*

Chattel Security

Chattel security is property that may consist of, but is not limited to: crops; livestock; aquaculture species; farm equipment; inventory; accounts; contract rights; general intangibles; and supplies that are covered by financing statements and security agreements, chattel mortgages, and other security instruments.

Civil Action

Civil action is a court proceeding to protect the Agency's financial interests. A civil action does not include bankruptcy and similar proceedings to impound and distribute the bankrupt's assets to creditors, or probate or similar proceedings to settle and distribute estates of incompetents or decedents, and pay claims of creditors.

Compromise

Compromise is the settlement of an FLP debt or claim by a lump-sum payment of less than the total amount owed in satisfaction of the debt or claim.

Conditional Commitment

Conditional commitment is the Agency's commitment to a lender that the material the lender has submitted is approved subject to the completion of all listed conditions and requirements.

Conservation Contract

Conservation Contract is a contract under which a borrower agrees to set aside land for conservation, recreation or wildlife purposes in exchange for reduction of a portion of an outstanding FLP debt.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Conservation Loan (CL)

CL means a loan made to eligible applicants to cover the costs to the applicant of carrying out a qualified conservation project.

Conservation Plan

Conservation plan means an NRCS-approved written record of the land user's decisions and supporting information, for treatment of a land unit or water as a result of the planning process, that meets NRCS Field Office Technical Guide (FOTG) quality criteria for each natural resource (soil, water, air, plants, and animals) and takes into account economic and social considerations. The conservation plan describes the schedule of operations and activities needed to solve identified natural resource problems and takes *--advantage of opportunities at a conservation management system level. This definition only applies to the direct loans and guaranteed loans for the Conservation Loan Program.

Conservation Practice

Conservation practice means a specific treatment, such as a structural or vegetative measure, or management technique, commonly used to meet specific needs in planning and implementing conservation, for which standards and specifications have been developed. Conservation practices are contained in the appropriate NRCS Field Office Technical Guide (FOTG), which is based on the National Handbook of Conservation Practices (NHCP).

Conservation Project

Conservation project means conservation measures that address provisions of a conservation plan or Forest Stewardship Management Plan.--*

Consolidation

Consolidation is the process of combining the outstanding principal and interest balance of two or more loans of the same type made for operating purposes.

Construction

Construction is work such as erecting, repairing, remodeling, relocating, adding to, or salvaging any building or structure, and the installing, repairing, or adding to heating and electrical systems, water systems, sewage disposal systems, walks, steps, and driveways.

Controlled

Controlled is when a director or an employee has more than a 50 percent ownership in an entity or, the director or employee, together with relatives of the director or employee, have more than a 50 percent ownership.

Controlled Substance

Controlled substance is the term as defined in 21 U.S.C. 812.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Cooperative

Cooperative is an entity that has farming as its purpose, whose members have agreed to share the profits of the farming enterprise, and is recognized as a farm cooperative by the laws of the state in which the entity will operate a farm.

Corporation

Corporation is a private domestic corporation created and organized under the laws of the state in which it will operate a farm.

Cosigner

Cosigner is a party, other than the applicant, who joins in the execution of a promissory note to assure its repayment. The cosigner becomes jointly and severally liable to comply with the repayment terms of the note, but is not authorized to severally receive loan servicing available under 7 CFR parts 765 and 766. In the case of an entity applicant, the cosigner cannot be a member of the entity.

County

County is a local administrative subdivision of a State or similar political subdivision of the United States.

County Average Yield

County average yield is the historical average yield for an agricultural commodity in a particular political subdivision, as determined or published by a government entity or other recognized source.

Criminal Action

Criminal action is the prosecution by the United States to exact punishment in the form of fines or imprisonment for alleged violation of criminal statutes.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Debt Forgiveness

***--Debt forgiveness is a reduction or termination of a debt under the Act in a manner that results in a loss to the Agency.**

Debt forgiveness may be through:

- (i) Writing down or writing off a debt pursuant to 7 U.S.C. 2001;**
- (ii) Compromising, adjusting, reducing, or charging off a debt or claim pursuant to 7 U.S.C. 1981; or**
- (iii) Paying a loss pursuant to 7 U.S.C. 2005 on a FLP loan guaranteed by the Agency.**

Debt forgiveness does not include:

- (i) Debt reduction through a conservation contract;**
- (ii) Any write down provided as part of the resolution of a discrimination complaint against the Agency;**
- (iii) Prior debt forgiveness that has been repaid in its entirety; and**
- (iv) Consolidation, rescheduling, reamortization, or deferral of a loan**
- (v) Forgiveness of YL debt, due to circumstances beyond the borrower's control. The Agency will use the criteria in 7 CFR 766.104(a)(1) to determine if the circumstances were beyond the borrower's control.--***

Debt Settlement

Debt settlement is a compromise, adjustment, or cancellation of an Agency debt.

Debt Writedown

Debt writedown is the reduction of the borrower's debt to that amount the Agency determines to be collectible based on an analysis of the security value and the borrower's ability to pay.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Default

Default is the failure of a borrower to observe any agreement with the Agency, or the lender in the case of a guaranteed loan, as contained in promissory notes, security instruments, and similar or related instruments.

Deferral

Deferral is a postponement of the payment of interest or principal, or both.

Delinquent Borrower

Delinquent borrower, for loan servicing purposes, is a borrower who has failed to make all scheduled payments by the due date.

Direct Loan

Direct loan is a loan funded and serviced by the Agency as the lender.

Disaster

Disaster is an event of unusual and adverse weather conditions or other natural phenomena, or quarantine, that has substantially affected the production of agricultural commodities by causing physical property or production losses in a county, or similar political subdivision, that triggered the inclusion of such county or political subdivision in the disaster area as designated by the Agency.

Disaster Area

Disaster area is the county or counties declared or designated as a disaster area for EM loan assistance as a result of disaster related losses. This area includes counties contiguous to those counties declared or designated as disaster areas.

Disaster Yield

Disaster yield is the per-acre yield of an agricultural commodity for the operation during the production cycle when the disaster occurred.

***--Down Payment Loan**

Down Payment loan is a type of FO direct loan made to eligible applicants to finance a--* portion of a real estate purchase under part 764, subpart E of this chapter.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Due Diligence

Due Diligence (762.128) is the process of evaluating real estate in the context of a real estate transaction to determine the presence of contamination from release of hazardous substances, petroleum products, or other environmental hazards and determining what effect, if any, the contamination has on the security value of the property.

Economic Emergency Loan

Economic Emergency loan is a loan that was made or guaranteed to an eligible applicant to allow for continuation of the operation during an economic emergency which was caused by a lack of agricultural credit or an unfavorable relationship between production costs and prices received for agricultural commodities. EE loans are not currently funded; however, such outstanding loans are serviced by the Agency or the lender in the case of a guaranteed EE loan.

Emergency Loan

Emergency loan is a loan made to eligible applicants who have incurred substantial financial losses from a disaster.

Embedded Entity

Embedded entity means an entity that has a direct or indirect interest, as a stockholder, member, beneficiary, or otherwise, in another entity.

Entity

Entity means a corporation, partnership, joint operation, cooperative, limited liability company, trust, or other legal business organization, as determined by the Agency, that is authorized to conduct business in the state in which the organization operates. Organizations operating as non-profit entities under Internal Revenue Code 501 (26 U.S.C. 501) and estates are not considered eligible entities for Farm Loan Programs purposes.

Entity Member

Entity member means all individuals and all embedded entities, as well as the individual members of the embedded entities, having an ownership interest in the assets of the entity.

***--EZ Guarantee**

EZ Guarantee means a type of OL or FO of \$100,000 or less made using a simplified loan application. As part of the simplified application process, EZ Guarantees are processed using a streamlined underwriting method to determine financial feasibility. --*

False Information

False information is information provided by an applicant, borrower or other source to the Agency that the applicant or borrower knows to be incorrect

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Family Farm

Family farm is a business operation that:

- (1) Produces agricultural commodities for sale in sufficient quantities so that it is recognized as a farm rather than a rural residence;
- (2) Has both physical labor and management provided as follows:
 - (i) The majority of day-to-day, operational decisions, and all strategic management decisions are made by:
 - *--(A) The borrower, with input and assistance allowed from persons who are--* either related to the borrower by blood or marriage, or are a relative, for an individual borrower; or
 - (B) The members responsible for operating the farm, in the case of an entity.
 - (ii) A substantial amount of labor to operate the farm is provided by:
 - *--(A) The borrower, with input and assistance allowed from persons who are--* either related to the borrower by blood or marriage, or are a relative, for an individual borrower; or
 - (B) The members responsible for operating the farm, in the case of an entity.
- (3) May use full-time hired labor in amounts only to supplement family labor.
- (4) May use reasonable amounts of temporary labor for seasonal peak workload periods or intermittently for labor intensive activities.

Family Living Expenses

Family living expenses are the costs of providing for the needs of family members and those for whom the borrower has a financial obligation, such as alimony, child support, and care expenses of an elderly parent.

Family Members

Family members are the immediate members of the family residing in the same household with the borrower.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)**Farm**

Farm is a tract or tracts of land, improvements, and other appurtenances that are used or will be used in the production of crops, livestock, or aquaculture products for sale in sufficient quantities so that the property is recognized as a farm rather than a rural residence. The term “farm” also includes the term “ranch.” It may also include land and improvements and facilities used in a non-eligible enterprise or the residence which, although physically separate from the farm acreage, is ordinarily treated as part of the farm in the local community.

Farmer

Farmer is an individual, corporation, partnership, joint operation, cooperative, trust, or limited liability company that is the operator of a farm. The term “farmer” also includes the term “rancher”.

Farm Income

Farm income is the proceeds from the sale of agricultural commodities that are normally sold annually during the regular course of business, such as crops, feeder livestock, and other farm products.

Farm Loan Programs

Farm Loan Programs are Agency programs to make, guarantee, and service loans to family farmers authorized under the Act or Agency regulations.

Farm Ownership Loan

Farm Ownership loan is a loan made to eligible applicants to purchase, enlarge, or make capital improvements to family farms, or to promote soil and water conservation and *--protection. It also includes the direct down payment loan.--*

Farm Program Payments

Farm Program payments are benefits received from FSA for any commodity, disaster, or cost share program.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Feasible Plan

Feasible plan is when an applicant or borrower's cash flow budget or farm operating plan indicates that there is sufficient cash inflow to pay all cash outflow. If a loan approval or servicing action exceeds one production cycle and the planned cash flow budget or farm operating plan is atypical due to cash or inventory on hand, new enterprises, carryover debt, atypical planned purchases, important operating changes, or other reasons, a cash flow budget or farm operating plan must be prepared that reflects a typical cycle. If the request is for only one cycle, a feasible plan for only one production cycle is required for approval.

Fixture

Fixture is an item of personal property attached to real estate in such a way that it cannot be removed without defacing or dismantling the structure, or damaging the item itself.

Floodplains

Floodplains are lowland and relatively flat areas adjoining inland and coastal waters, including flood-prone areas of offshore islands, including at a minimum, that area subject to a one percent or greater chance of flooding in any given year. The base floodplain is used to designate the 100-year floodplain (one percent chance floodplain). The critical floodplain is defined as the 500-year floodplain (0.2 percent chance floodplain).

Foreclosure Sale

Foreclosure sale is the act of selling security either under the power of sale in the security instrument or through judicial proceedings.

***--Forest Stewardship Management Plan**

Forest Stewardship Management Plan means a property-specific, long-term, multi-resource plan that addresses private landowner objectives while recommending a set and schedule of management practices designed to achieve a desired future forest condition developed and approved through the USDA Forest Service or its agent.--*

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Good Faith

Good faith is when an applicant or borrower provides current, complete, and truthful information when applying for assistance and in all past dealings with the Agency, and adheres to all written agreements with the Agency including, but not limited to, loan agreement, security instruments, farm operating plans, and agreements for use of proceeds. The Agency considers a borrower to act in good faith, however, if the borrower's inability to adhere to all agreements is due to circumstances beyond the borrower's control. In addition, the Agency will consider fraud, waste, or conversion actions, when substantiated by a legal opinion from OGC, when determining if an applicant or borrower has acted in good faith.

Graduation

*--**Graduation** is the payment in full of all direct FLP loans, except for CLs, made for--* operating, real estate, or both purposes by refinancing with other credit sources either with or without an Agency guarantee.

Guaranteed Loan

Guaranteed loan is a loan made and serviced by a lender for which the Agency has entered into a Lender's Agreement and for which the Agency has issued a Loan Guarantee. This term also includes guaranteed lines of credit except where otherwise indicated.

Guarantor

Guarantor is a party not included in the farming operation who assumes responsibility for repayment in the event of default.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Hazard Insurance

Hazard insurance is insurance covering fire, windstorm, lightning, hail, explosion, riot, civil commotion, aircraft, vehicles, smoke, builder's risk, public liability, property damage, flood or mudslide, workers compensation, or any similar insurance that is available and needed to protect the Agency security or that is required by law.

Highly Erodible Land

Highly erodible land is land as determined by Natural Resources Conservation Service to meet the requirements provided in section 1201 of the Food Security Act of 1985.

Holder

Holder is a person or organization other than the lender that holds all or a part of the guaranteed portion of an Agency guaranteed loan but has no servicing responsibilities. When the lender assigns a part of the guaranteed loan by executing an Agency assignment form, the assignee becomes a holder.

Inaccurate Information

Inaccurate information is incorrect information provided by an applicant, borrower, lender, or other source without the intent of fraudulently obtaining benefits.

Indian Reservation

Indian reservation is all land located within the limits of any Indian reservation under the jurisdiction of the United States, notwithstanding the issuance of any patent, and including rights-of-way running through the reservation; trust or restricted land located within the boundaries of a former reservation of a Federally recognized Indian Tribe in the State of Oklahoma; or all Indian allotments the Indian titles to which have not been extinguished if such allotments are subject to the jurisdiction of a Federally recognized Indian Tribe.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

In-House Expenses

In-house expenses are expenses associated with credit management and loan servicing by the lender and the lender's contractor. In-house expenses include, but are not limited to, employee salaries, staff lawyers, travel, supplies, and overhead.

Interest Assistance Agreement

Interest Assistance Agreement is the appropriate Agency form executed by the Agency and the lender containing the terms and conditions under which the Agency will make interest assistance payments to the lender on behalf of the guaranteed loan borrower.

Internal Administrative Offset (IAO)

Internal Administrative Offset (IAO) is a non-centralized administrative offset between a USDA creditor agency and a USDA payment authorizing agency.

Joint Financing Arrangement

Joint financing arrangement is an arrangement in which two or more lenders make separate loans simultaneously to supply the funds required by one applicant.

Joint Operation

Joint operation is an operation run by individuals who have agreed to operate a farm or farms together as an entity, sharing equally or unequally land, labor, equipment, expenses, or income, or some combination of these items. The real and personal property is owned separately or jointly by the individuals.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Leasehold

Leasehold is a right to use farm property for a specific period of time under conditions provided for in a lease agreement.

Lender

Lender is the organization making and servicing a loan, or advancing and servicing a line of credit that is guaranteed by the Agency. The lender is also the party requesting a guarantee.

Lender's Agreement

Lender's Agreement is the appropriate Agency form executed by the Agency and the lender setting forth their loan responsibilities when the Loan Guarantee is issued.

Lien

Lien is a legally enforceable claim against real or chattel property of another obtained as security for the repayment of indebtedness or an encumbrance on property to enforce payment of an obligation.

Line of Credit Agreement

Line of Credit Agreement is a contract between the borrower and the lender that contains certain lender and borrower conditions, limitations, and responsibilities for credit extension and acceptance where loan principal balance may fluctuate throughout the term of the contract.

Liquidation

Liquidation is the act of selling security for recovery of amounts owed to the Agency or lender.

Liquidation Expenses

Liquidation expenses are the costs of an appraisal, due diligence evaluation, environmental assessment, outside attorney fees, and other costs incurred as a direct result of liquidating the security for a direct or guaranteed loan. Liquidation expenses do not include internal Agency expenses for a direct loan or in-house expenses for a guaranteed loan.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Livestock

Livestock is a member of the animal kingdom, or product thereof, as determined by the Agency.

Loan Agreement

Loan Agreement is a contract between the borrower and the lender that contains certain lender and borrower agreements, conditions, limitations, and responsibilities for credit extension and acceptance.

Loan Servicing Programs

Loan servicing programs include any primary loan servicing program, conservation contract, current market value buyout, and homestead protection.

Loan Transaction

Loan transaction is any loan approval or servicing action.

Loss Claim

Loss claim is a request made to the Agency by a lender to receive a reimbursement based on a percentage of the lender's loss on a loan covered by an Agency guarantee.

Loss Rate

Loss rate is the net amount of loan loss claims paid on FSA guaranteed loans made in the previous 7 years divided by the total loan amount of all such loans guaranteed during the same period.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Major Deficiency

Major deficiency is a deficiency that directly effects the soundness of the loan.

Majority Interest

Majority interest is more than a 50 percent interest in an entity held by an individual or group of individuals.

Market Value

Market value is the amount that an informed and willing buyer would pay an informed and willing, but not forced, seller in a completely voluntary sale.

Minor Deficiency

Minor deficiency is a deficiency that violates agency regulations, but does not affect the soundness of the loan.

Mortgage

Mortgage is a legal instrument giving the lender a security interest or lien on real or personal property of any kind. The term “mortgage” also includes the terms “deed of trust” and “security agreement.”

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Natural Disaster

Natural disaster is unusual and adverse weather conditions or natural phenomena that have substantially affected farmers by causing severe physical or production, or both, losses.

Negligent Servicing

Negligent servicing is servicing that fails to include those actions that are considered normal industry standards of loan management or comply with the lender's agreement or the guarantee. Negligent servicing includes failure to act or failure to act in a timely manner consistent with actions of a reasonable lender in loan making, servicing, and collection.

Negotiated Sale

Negotiated sale is a sale in which there is a bargaining of price or terms, or both.

Net Recovery Value of Security

Net recovery value of security is the market value of the security property, assuming that the lender in the case of a guaranteed loan, or the Agency in the case of a direct loan, will acquire the property and sell it for its highest and best use, less the lender's or the Agency's costs of property acquisition, retention, maintenance, and liquidation.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Non-Eligible Enterprise

Non-eligible enterprise is a business that meets the criteria in any one of the following categories:

- (1) Produces exotic animals, birds, or aquatic organisms or their products which may be agricultural in nature, but are not normally associated with agricultural production, e.g. there is no established or stable market for them or production is speculative in nature.**
- (2) Produces non-farm animals, birds, or aquatic organisms ordinarily used for pets, companionship, or pleasure and not typically associated with human consumption, fiber, or draft use.**
- (3) Markets non-farm goods or provides services which might be agriculturally related, but are not produced by the farming operation.**
- (4) Processes or markets farm products when the majority of the commodities processed or marketed are not produced by the farming operation.**

Nonessential Assets

Nonessential assets are assets in which the borrower has an ownership interest, that:

- (1) Do not contribute to:**
 - (i) Income to pay essential family living expenses, or**
 - (ii) The farming operation; and**
- (2) Are not exempt from judgment creditors or in a bankruptcy action.**

***--Non-Monetary Default**

Non-monetary default means a situation where a borrower is not in compliance with the covenants or requirements of the loan documents, program requirements, or loan.--*

Nontraditional Lender

Nontraditional lender is a lender that extends credit but is without federal deposit or share insurance protection. They typically do not hold deposit accounts and are not subject to supervision by the FDIC, Office of Comptroller of the Currency, Office of Thrift Supervision, Federal Reserve Board, Farm Credit Administration, or National Credit Union Administration. They include, but are not limited to, lenders regulated by the U.S. Department of the Treasury's Community Development Financial Institutions Fund.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Normal Income Security

Normal income security is all security not considered basic security, including crops, livestock, poultry products, other property covered by Agency liens that is sold in conjunction with the operation of a farm or other business, and FSA Farm Program payments.

Offset

Offset is the referral of a debt to TOP for offset of payments made to a debtor by Federal agencies other than USDA.

Operating Loan

Operating loan is a loan made to an eligible applicant to assist with the financial costs of operating a farm. The term also includes a direct Youth loan.

Operator

Operator is the individual or entity that provides the labor, management, and capital to operate the farm. The operator can be either an owner-operator or tenant-operator. Under applicable State law, an entity may have to receive authorization from the State in which the farm is located to be the owner and/or operator of the farm. Operating-only entities may be considered owner-operators when the individuals who own the farm real estate own at least 50 percent of the family farm operation.

Partial Release

Partial release is the release of a portion of the security used as collateral for a loan, usually accomplished by the sale of the property.

Partnership

Partnership is any entity consisting of two or more individuals who have agreed to operate a farm as one business unit. The entity must be recognized as a partnership by the laws of the State in which the partnership will operate a farm. It also must be authorized to own both real and personal property and to incur debt in its own name.

Past Due

Past due is when a payment is not made by the due date.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Potential Liquidation Value

Potential liquidation value is the amount of a lender's protective bid at a foreclosure sale. Potential liquidation value is determined by an independent appraiser using comparables from other forced liquidation sales.

Present Value

Present value is the present worth of a future stream of payments discounted to the current date.

Presidentially-Designated Emergency

Presidentially-designated emergency is a major disaster or emergency designated by the President under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.).

Production Cycle

Production cycle is the time it takes to produce an agricultural commodity from the beginning of the production process until it is normally disposed of or sold.

Program Loans

--Program loans include FO, CL, OL, and EM. In addition, for loan servicing purposes-- the term includes existing loans for the following programs no longer funded: SW, RL, EE, ST, and RHF.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)**Promissory Note**

Promissory note is a written agreement to pay a specified sum on demand or at a specified time to the party designated. The terms “promissory note” and “note” are interchangeable.

Prospectus

Prospectus consists of a transmittal letter, a current balance sheet and projected year’s budget which is sent to commercial lenders to determine that lenders interest in financing or refinancing specific Agency direct loan applicants and borrowers.

Protective Advances

Protective advance is an advance made by the Agency or a lender to protect or preserve the collateral from loss or deterioration.

Purchase Money Interest

Purchase money interest is a component of UCC dealing with security and lien position. A lender providing for a crop or a particular piece of equipment can frequently have first position on that item despite other financing statements in place.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Reamortization

Reamortization is the rewriting of rates or terms, or both, of a loan made for real estate purposes.

Recapture

Recapture is the amount that a guaranteed lender is entitled to recover from a guaranteed loan borrower in consideration for writing down a portion of their guaranteed loan debt when that loan was secured by real estate and that real estate increases in value. Also, the act of collecting shared appreciation.

Reasonable Rates And Terms

Reasonable rates and terms are those commercial rates and terms that other farmers are expected to meet when borrowing from a commercial lender or private source for a similar purpose and similar period of time. The “similar period of time” of available commercial loans will be measured against, but need not be the same as, the remaining or original term of the loan.

Recoverable Cost

Recoverable cost is a loan cost expense chargeable to either a borrower or property account.

Recreation Loan

Recreation loan is a loan that was made to eligible applicants to assist in the conversion of all or a portion of the farm they owned or operated to outdoor income producing recreation enterprises to supplement or supplant farm income. RL's are no longer funded, however, such outstanding loans are serviced by the Agency.

Redemption Right

Redemption right is a Federal or state right to reclaim property for a period of time established by law, by paying the amount paid at the involuntary sale plus accrued interest and costs.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Related by Blood or Marriage

Related by blood or marriage is being connected to one another as husband, wife, parent, child, brother, sister, uncle, aunt, or grandparent.

Relative

Relative is the spouse and anyone having one of the following relationships to an applicant or borrower: parent, son, daughter, sibling, stepparent, stepson, stepdaughter, stepbrother, stepsister, half brother, half sister, uncle, aunt, nephew, niece, cousin, grandparent, grandson, granddaughter, or the spouses of the foregoing.

Rescheduling

Rescheduling is the rewriting of the rates or terms, or both, of a loan made for operating purposes.

Restructuring

Restructuring is changing the terms of a debt through rescheduling, reamortization, deferral, writedown, or a combination thereof.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

Security

Security is property or right of any kind that is subject to a real or personal property lien. Any reference to “collateral” or “security property” will be considered a reference to the term “security.”

Security Instrument

Security instrument includes any document giving the Agency or lender a security interest on real or personal property.

Security Value

Security value is the market value of real estate or chattel property (less the value of any prior liens) used as security for an Agency or lender’s loan.

Shared Appreciation Agreement

Shared Appreciation Agreement is an agreement between the Agency, or a lender in the case of a guaranteed loan, and a borrower on the appropriate Agency form that requires the borrower who has received a writedown on a direct or guaranteed loan to repay the Agency or the lender some or all of the writedown received, based on a percentage of any increase in the value of the real estate securing an SAA at a future date.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)

***--Socially Disadvantaged Applicant or Farmer**

Socially disadvantaged applicant or farmer is an individual or entity who is a member of--* a socially disadvantaged group. For entity applicants, the majority interest must be held by socially disadvantaged individuals. For married couples, the socially disadvantaged individual must have at least 50 percent ownership in the farm business and make most of the management decisions, contribute a significant amount of labor, and generally be recognized as the operator of the farm.

Socially Disadvantaged Group

Socially disadvantaged group is a group whose members have been subject to racial, ethnic, or gender prejudice because of their identity as members of a group without regard to their individual qualities. These groups consist of: American Indians or Alaskan Natives, Asians, Blacks or African Americans, Native Hawaiians or other Pacific Islanders, Hispanics, and women.

Soil and Water Loan

Soil and Water loan is a loan that was made to an eligible applicant to encourage and facilitate the improvement, protection, and proper use of farmland by providing financing for soil conservation, water development, conservation, and use; forestation; drainage of farmland; the establishment and improvement of permanent pasture; pollution abatement and control; and other related measures consistent with all Federal, State and local environmental standards. SW loans are no longer funded, however, such outstanding loans are serviced by the Agency.

State Beginning Farmer Program

State Beginning Farmer Program is any program that is carried out by, or under contract to, a State and designed to assist persons in obtaining the financial assistance necessary to establish a new or maintain a recently established farming operation.

***--Streamlined Conservation Loan (CL)**

Streamlined CL means a direct or guaranteed CL made to eligible applicants based on reduced documentation.--*

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)**Subordination**

Subordination is a creditor's temporary relinquishment of all or a portion of its lien priority in favor of another creditor, providing the other creditor with a priority right to collect a debt of a specific dollar amount from the sale of the same collateral.

Subsequent Loans

Subsequent loan is any FLP loan processed by the Agency after an initial loan of the same type has been made to the same borrower.

Technical Appraisal Review

Technical appraisal review is a review of an appraisal to determine if such appraisal meets the requirements of USPAP pursuant to standard 3 of USPAP.

***--Traditional Lender**

Traditional lender is a lender that is subject to examination and supervision by a Federal or State agency, and has Federal deposit or share insurance protection. This includes, but is not limited to, lenders supervised by FDIC, Office of Comptroller of the Currency, Office of Thrift Supervision, Federal Reserve Board, Farm Credit Administration, or National Credit Union Administration.--*

Transfer and Assumption

Transfer and assumption is the conveyance by a debtor to an assuming party of the assets, collateral, and liabilities of a loan in return for the assuming party's binding promise to pay the debt outstanding or the market value of the collateral.

Typical Plan

Typical plan is a projected income and expense statement listing all anticipated cash flows for a typical 12 month production cycle; including all farm and nonfarm income and all expenses (including debt service) to be incurred by the borrower during such period.

Typical Cash Flow Budget

Typical cash flow budget is a cash flow budget that reflects the cash inflows and outflows the operation will likely incur during a normal production cycle.

Trust

Trust is an entity that under applicable state law meets the criteria of being a trust of any kind but does not meet the criteria of being a farm cooperative, private domestic corporation, partnership, or joint operation.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)**Unaccounted for Security**

Unaccounted for security is security for a direct or guaranteed loan that was misplaced, stolen, sold, or otherwise missing, where replacement security was not obtained or the proceeds from its sale have not been applied to the loan.

Unauthorized Assistance

Unauthorized assistance is any loan, loan servicing action, lower interest rate, loan guarantee, or subsidy received by a borrower, or lender, for which the borrower or lender was not eligible, which was not made in accordance with all Agency procedures and requirements, or which the Agency obligated from the wrong appropriation or fund. Unauthorized assistance may result from borrower, lender, or Agency error.

Uniform Standards of Professional Appraisal Practice

Uniform Standards of Professional Appraisal Practice are standards governing the preparation, reporting, and reviewing of appraisals established by the Appraisal Foundation pursuant to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989.

United States

United States is any of the 50 States, the Commonwealth of Puerto Rico, the Virgin Islands of the United States, Guam, American Samoa, the Commonwealth of the Northern Mariana Islands, Republic of Palau, Federated States of Micronesia, and the Republic of the Marshall Islands.

U. S. Attorney

U. S. Attorney is an attorney for the United States Department of Justice.

Definitions of Terms Used in This Handbook (7 CFR 761.2(b)) (Continued)**Veteran**

Veteran is any person who served in the military, naval, or air service during any war as defined in section 101(12) of title 38, United States Code.

***--Veteran Farmer**

Veteran farmer is a farmer who has served in the Armed Forces (as defined in 38 U.S.C. 101(10) and, the term “Armed Forces” means the U.S. Army, Navy, Marine Corps, Air Force, Space Force, and Coast Guard including the reserve components, who:

- **has not operated a farm**
- **has operated a farm but for not more than 10 years; or,**
- **is a veteran who served in the active military, naval, or air service, and who was discharged or released from that service under conditions other than dishonorable and who first obtained status as a veteran during the most recent 10-year period.**

For entity applicants, the majority interest must be held by veteran farmers. For married couples, the veteran farmer must have at least 50 percent ownership in the farm business and make most of the management decisions, contribute a significant amount of labor, and generally be recognized as the operator of the farm.--*

Wetlands

Wetlands are those lands or areas of land as determined by the Natural Resources Conservation Service to meet the requirements provided in section 1201 of the Food Security Act of 1985.

Working Capital

Working capital is cash available to conduct normal daily operations including, but not limited to, paying for feed, seed, fertilizer, pesticides, farm supplies, cooperative stock, and cash rent.

State Supplements

The following table lists required State supplements.

Subparagraph	State Supplement
267 B	Guidance on determining how the file review requirement will be met in their State.

Note: SED's shall:

- issue State supplements according to 1-AS, paragraph 216
- obtain approval of State supplements according to 1-AS, paragraph 220.

***--Lender’s Loan Narrative**

A Content and Level of Detail

All guaranteed loan requests, except EZ Guarantee loan requests, must include a lender’s loan narrative that addresses the 5 “Cs” of credit found in 2-FLP, subparagraph 66 C. The following is a summary of:

- the content FSA expects a typical loan narrative to contain
- factors to consider
- applicable 2-FLP references.

This document is not meant to be all-inclusive and is provided to assist lenders and FSA personnel prepare proper loan narratives. The loan narrative must provide the FSA loan approval official with the information required to ensure that the:

- guaranteed loan applicant meets the eligibility requirements
- proposed use of funds is authorized
- applicant’s proposed operation is viable
- proposed security for the loan is sufficient to adequately secure the loan.

Note: Every guaranteed loan application is unique and the level of detail required in the lender’s loan narrative will vary.

Example: A loan narrative for an existing FLP customer may have fewer details than an application for a new customer who is refinancing the lender’s existing debt. FSA officials must use judgment to determine the appropriate level of detail in the lender’s loan narrative.

B Eligibility

2-FLP References	
Subparagraphs: 66 C 66 I 67 A 69 B	Paragraphs: 108 109 (OL) 110 (FO) 111 (OL and FO Entity Applicants) 112 (CL)

The lender’s narrative should address how the loan applicant meets FSA’s eligibility regulations found in 2-FLP, paragraphs 108-112. Some of these requirements must be addressed with each loan application, and some only need to be discussed if the lender has particular relevant information. The following describes what must be addressed in all cases, what is relevant only in certain cases, and the elements to include in each.--*

*--Lender's Loan Narrative

B Eligibility (Continued)

Key Eligibility Requirements Lenders MUST Address for Each Loan

[1] Description of the Farming Operation. FSA relies heavily on the lender's description of the operation to determine whether the loan applicant meets the program's statutory requirement to be an owner/operator or tenant/operator of a farm not larger than family size. Without direct knowledge or interaction with the loan applicant, FSA depends on the lender's description of the applicant and operation to make this decision. The following should be discussed:

- What products are raised?
- In what quantities (acres, head, etc.)?
- How are they marketed?
- What is the legal structure of the operation (sole proprietorship, LLC, S corporation, partnership)?
- Who are the owners and what are their roles?
- Who else is involved in the daily management structure?
- How much labor is hired and how much is provided by the owners?
- What are their roles?
- **Entity Example:** Joseph John Farmer and Jane Elizabeth Farmer are the sole members of Down by the Bay Farms, LLC. Down by the Bay Farms, LLC is located at 12345 Farm Town Road, Ranch City, Louisiana and is legally registered to operate in the state of Louisiana. The LLC operates 1,000 acres on a no-till corn/soybean rotation and 500 head cow/calf operation. Joe is primarily responsible for the farming operation while Jane manages the finances and record keeping. The LLC employs one full-time hired hand and two seasonal hired hands.--*

***--Lender’s Loan Narrative**

B Eligibility (Continued)

Other items to include in a description of the operation:

- General description of the owned and rented real estate (location, acres, owner, cost/acre, etc.)
- General description of the equipment and other facilities. What key items are owned and rented? What is the condition?
- A list of the location of all land to be farmed (unless submitted separately as part of the application). FSA needs this information for environmental review.
- What are the short-term and long-term goals of farming operation?
- What changes are planned for the farming operation?
- What environmental issues are present (if any) and what is their impact?

Less detail may be required for...	More detail may be required for...
traditional farming enterprises	multiple and/or non-traditional farming enterprises
sole-proprietorships or joint operations	partnerships, LLC’s, embedded entities, etc.
there are no changes in the farming operation	there are changes in the farming operation

[2] Credit History. FSA relies on the lender’s ability to adequately demonstrate their acceptable credit history. A history of failures to repay past debts when the ability to repay was within the applicant’s control will demonstrate unacceptable credit history. FSA does not consider isolated instances of late payment or lack of credit history as unacceptable credit history. The following should be discussed:

- Explain any history of late payments; were they beyond or within the applicant’s control?
- Explain low credit score or lack of credit history.
- Describe lending relationship with the financial institution.

Example: Bob and Betty Farmer have a good relationship with ABC Savings Bank. They have had some credit issues in the past. Bob’s credit score is 600 and Betty’s is 595. Five years ago, Bob and Betty had premature twins who required significant medical care. This led to bills becoming past due and medical debt. Since then, Bob and Betty have worked hard to improve their financial standing by paying extra on debt and regularly communicating with the bank. Most of the medical debt has been paid off and their credit scores are showing marked improvement.--*

***--Lender's Loan Narrative**

B Eligibility (Continued)

Less detail may be required if...	More detail may be required if...
no debt refinance	prior debt refinancing
no credit issues beyond the applicant's control	credit issues beyond the applicant's control
no late payments or isolated instances of late payment	significant number of late payments

[3] Test for Credit. FSA depends on lenders to explain why they cannot make the applicant a loan at reasonable rates and terms without a guarantee.

- The need for the guarantee must be based on a weakness, such as cash flow, new enterprise, irregular performance history, rapid expansion, poor market, net worth, current capital position, limited collateral, new operator.

Example: A guarantee is required because the applicant does not meet lender standards for capital and repayment capacity. Applicant has a repayment capacity of 1.01 and debt/equity of 55 percent. Internal lending standards require repayment capacity of 1.10 or higher and debt/equity of 50 percent.

- Selling the guaranteed portion on the secondary market alone for just a fixed rate and term is not adequate. Explain how the secondary market rates and terms are necessary for the operation's success.

Example: Without a guarantee to sell on the secondary market, the lender is not able to offer a fixed interest rate which will benefit the customer's repayment capacity in the long term as well as reduce the overall risk in the future of potential rate increases. This will also allow the customer's repayment capacity to meet internal lender standards.

Less detail may be required if...	More detail may be required if...
meets internal lending standards	does not meet internal lending standards
no debt refinance	there is refinance of debt
no current or recent delinquencies	there are current or recent delinquencies

Other Eligibility Rules to Discuss If Necessary

The following eligibility requirements **typically** do not need to be addressed in the lender's loan narrative, since the lender or applicant self-certifies on the loan application and/or FSA loan official can check on the status of the following items. The following items only require further explanation in unusual circumstances.--*

***--Lender’s Loan Narrative**

B Eligibility (Continued)

Does or is the applicant:

- a U.S. citizen, a U.S. non-citizen national, or a qualified alien under applicable Federal immigrations laws?

Note: Only discuss if applicant is a U.S. non-citizen national or qualified alien.

- meet all the requirements of prior FSA debt forgiveness?
- not delinquent on any Federal Debt?
- not have any outstanding judgments obtained by a Federal Agency?
- have the legal capacity to incur the obligations of the loan?
- have any past convictions of planting, cultivating, growing, producing, harvesting, storing, trafficking, or possessing a controlled substance within the last 5 crop years?

C Loan Proposal

2-FLP References	
Subparagraphs: 66 C 67 A 69 B	Paragraphs: 135 (interest rate) 137 (loan term and payment schedules) 122-123.5 (loan purposes)

The lender must adequately describe the proposed loan that includes a description of:

- loan type, amount, term, rate, and purpose

Note: For loans containing a balloon payment, include loan renewal conditions.

- the original loan purpose if the loan request is for refinancing
- other proposed loans or loan restructuring (such as non-guaranteed, FSA direct loans, or other) including loan type, amount, term, rate, purpose, and security
- Conservation Plan or Forest Stewardship Management Plan and the need for a qualifying conservation practice (CL only).--*

***--Lender's Loan Narrative**

C Loan Proposal (Continued)

Example: Because of the dry crop year with reduced yield/income and the customer's inability to cover all expenses and debt payments, XYZ Savings Bank is requesting a \$345,000 guaranteed operating loan to refinance \$100,000 in carryover operating debt, \$100,000 in machinery loans from outside sources, and \$145,000 existing machinery/livestock loans. This loan will be fixed at 4.5 percent for 7 years.

Example: Savings and Loan Federal Bank is requesting a \$700,000 guaranteed line of credit to finance farm operating expenses for the next 5 years. This loan will be a variable rate loan at 5.5 percent for 5 years. At the end of each operating cycle, the credit will be reviewed to determine that cash flow is feasible before funds will be advanced for the next year.

Less detail may be required if...	More detail may be required if...
equally amortized loan installments	unequal loan installments and/or balloon payment
no debt refinance	debt refinance
no plans to sell the guaranteed portion of loan	selling the guaranteed portion of loan on secondary market

D Collateral Analysis

2-FLP References	
Subparagraphs: 66 C 67 A 69 B	Paragraphs: 166 (amount and quality of security) 181 (appraisal requirements) 182 (chattel security appraisal requirements) 183 (real estate security appraisal requirements)

The lender must adequately describe security for proposed loan, including:

- assessment of the adequacy of the security being offered to secure the proposed loan (both primary and additional)
- explanation of how the ratios for the operation meet or do not meet internal standards by documenting strengths and weaknesses of the operation
- additional details or clarification on the security value and proposed lien position not apparent on the loan application
- explanation of the method used to establish the market value of the security - evaluation or appraisal and when it was completed--*

***--Lender’s Loan Narrative**

D Collateral Analysis (Continued)

- description of remaining useful life for highly specialized buildings
- explanation of how junior liens meet the 85 percent security rule (see 2-FLP, subparagraph 166 D).

Example: Primary security for the proposed loan is a first lien position on all machinery, equipment, and livestock. The bank will require 3rd party appraisals on all items prior to closing to support loan requirements. Additional security offered for the loan proposal is a second lien position on the 160 acres “The south farm” subject to the existing bank loan of \$150,000. An internal evaluation will be completed on the additional security.

Less detail may be required if...	More detail may be required if...
first lien	shared or junior lien
real estate security	chattel or crop security

E Capacity Analysis

2-FLP References	
Subparagraphs: 66 C 67 A 69 B 122 E (OL debt refinance) 123 B (FO debt refinance)	Paragraphs: 151-154 (feasibility)

The lender must thoroughly support how the applicant meets their repayment capacity standards, including an explanation or discussion of:

- the method used to determine how repayment capacity standards were met
- how the ratios for the operation meet or do not meet internal standards by documenting strengths and weaknesses of the operation
- the applicant’s projected cash flow (including deviations from previous history, strengths and weaknesses, addressing any changes in the pro-forma capacity not shown in the cash flow details)
- the source for the information, adjustments made, and any considerations made for changes in the operation or changes in the farm economy if capacity analysis was based on actual cash flow history (CLP and PLP lenders only)--*

*--Lender's Loan Narrative

E Capacity Analysis (Continued)

- the lender's standards and how the applicant meets those standards if a credit scorecard model was used (PLP lenders if allowed in CMS)
- assumptions made and basis for commodity prices and yields used to develop the cash flow budget
- why rescheduling or alternative payment schedules are not being offered (if refinancing debt held by lender).

Example: Joe and Jane Farmer's repayment capacity is derived from three prior years tax returns, and one internally prepared 11-month profit and loss statement. Tax returns in all three years show large losses from the Sugar Co-op deductions and patronage loss. These were tax events and not cash events. The tax returns were reconciled and then sugar deductions and losses were added back. The debt service coverage ratio (DSCR) for 2016 was just above 5. The 2017 DSCR was above 1 at 1.46. The 2018 DSCR was .27 with beet income the main driver for farm income loss. Just like in 2019, there was a large amount of crop inventory carried over from 2018. At the end of 2018, \$224,000 in crop inventory was carried over into 2019. If those crops were sold at end of 2018 prices, the 2018 DSCR would have been 1.89.

The internal 2019 numbers show the additional farm ground taken on resulting in a 1.15 DSCR. Only expenses that had been paid were used on internal numbers. Last year when this credit was reviewed, the customer had projected a .46 DSCR. Actual DCSR was .27, so their projections were .19 higher. Those projections were actual end of 2019 numbers as of 12/1/2019. The lender concludes that 2019 numbers are accurate and estimates a 1:1 DSCR for 2019. An additional \$117,893 in term debt was due before end of year 2019. On the 12/1/2019 balance sheet provided to the lender, there were \$309,870 in accounts receivable and \$297,000 in accounts payable, resulting in \$12,870 additional income. That, along with crop inventory of \$539,725, was more than enough to service all debt.

Projections for 2020 have a 1.18 DSCR which exceeds the bank's 1.15 capacity standard. This includes sugar beet income of \$35/ton, which is a deviation from past years because full payment of beets has not happened. All commodity prices used on cash flow are based on the bank's established prices. Only bean prices have been modified to \$28 based on the customers full contract with Northeastern Bean. An FSA guarantee is required because of capacity shortfall history from sugar beet underpayment. Positive cash flow for 2020 is \$158,245.46 on 2020 cash flow.--*

***--Lender’s Loan Narrative**

E Capacity Analysis (Continued)

Less detail may be required if...	More detail may be required if...
high debt repayment margin	low debt repayment margin
balance sheet, cash flow projection, and financial and production histories are part of application	balance sheet, cash flow projection, financial or production histories are not part of application

F Capital Analysis

2-FLP References	
Subparagraphs: 66 C 67 A 69 B	Paragraphs: 151-154 (feasibility)

The lender must adequately describe capital position of operation, including a discussion or explanation of:

- applicant’s financial condition (in addition to just stating financial ratios, lender should provide context for the type of operation or the life stage of the operation – startup, new enterprise, preparing for retirement)
- ratios for the operation back to internal standards to help document strengths and weaknesses of the operation
- effect of new debt on financial condition
- non-essential assets, if any
- consolidation of balance sheets, if applicable.

Example: Over the last 3 years, the borrowers have shown steady progress in their overall financial condition. Their working capital, debt to asset (D:A), and net worth have all shown marked improvement. Their working capital sits at \$250,575, up from \$200,000. D:A ratio is 60 percent, down from 63 percent. Net worth is \$755,895, up from \$735,000. While those improvements have not been large, they have been steady from the major financial uncertainty of the 5 years before these past 3 years. The pro-forma balance sheet shows a small decrease in all these ratios. With the continued financial monitoring implemented over the past few years, this should be a one-time decrease.--*

***--Lender's Loan Narrative**

F Capital Analysis (Continued)

Less detail may be required if...	More detail may be required if...
strong equity position	little or no equity
strong working capital	weak working capital

G Loan Conditions and Servicing Plan

2-FLP References	
Subparagraphs: 66 C 67 A 69 B	

The lender must adequately describe loan conditions and servicing plans, including:

- an explanation of the loan servicing plan describing borrower's financial reporting requirements, limitations and conditions, and other borrower supervision (not required if described in another loan application document)
- the name, and current address of any guarantors or co-signers required to execute the promissory note (not required if this information is listed on the loan application or another application document).

Example: For the line of credit, the borrower will be required to obtain at least catastrophic level crop insurance coverage and give ABC Bank an assignment of crop insurance and government payments. The bank will also require the customer to submit invoices before advancing on the line of credit to manage funds properly since this has been an issue in the past. Customer will agree to a yearly farm inspection and a financial review twice a year. Cash flow will be developed and analyzed annual to determine if the budget is feasible and funds can be advanced for the following year.

Less detail may be required if...	More detail may be required if...
real estate security	equipment, livestock or crop security
FO	OL or LOC
financially strong farming operation	financially weak farming operation

--*

***--Lender's Loan Narrative**

H Loan Narrative Guide Checklist

	<p>Eligibility:</p> <p>Description of Operation</p> <ul style="list-style-type: none"> • What products are raised? • In what quantities (acres, head, etc.)? • How are they marketed? • What is the legal structure of the operation (sole proprietorship, LLC, S corporation, partnership)? • Who are the owners and what are their roles? • Who else is involved in the daily management structure? • How much labor is hired and how much is provided by the owners? • What are their roles? <p>Credit History</p> <ul style="list-style-type: none"> • Does the applicant have an acceptable credit history? • Describe your relationship history with the applicant. • Address any negative aspects of their credit history. <p>Test for Credit</p> <ul style="list-style-type: none"> • Why can't the lender make the loan without a guarantee?
	<p>Loan Purpose:</p> <ul style="list-style-type: none"> • Description of loan type, amount, term, rate, and purpose, (for loans containing a balloon payment, include loan renewal conditions) • Description of any other proposed loans or loan restructuring (non-guaranteed, FSA direct loans, other), including loan type, amount, term, rate, purpose, and security • Description of Conservation Plan or Forest Stewardship Management Plan, and the need for a qualifying conservation practice (CL only)

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*--Lender's Loan Narrative

H Loan Narrative Guide Checklist (Continued)

	<p>Collateral Analysis:</p> <ul style="list-style-type: none"> • Assessment of the adequacy of the security being offered to secure the proposed loan • Discuss the ratios for the operation back to internal standards to help document strengths and weaknesses of the operation • Any additional details or clarification on the security value and proposed lien position not apparent on the loan application • Method used to establish the market value of the security - evaluation or appraisal
	<p>Capacity Analysis:</p> <ul style="list-style-type: none"> • Discuss applicant's projected cash flow (including deviations from previous history, strengths and weaknesses, addressing any changes in the pro-forma capacity not shown in the cash flow details) • Discuss the ratios for the operation back to internal standards to help document strengths and weaknesses of the operation • Discuss assumptions made and basis for commodity prices and yields used to develop cash flow • Discuss why rescheduling or alternative payment schedules are not being offered (if refinancing debt held by lender)
	<p>Capital Analysis:</p> <ul style="list-style-type: none"> • Discuss applicant's financial condition (in addition to just stating financial ratios, lender should provide context for the type of operation or the life stage of the operation – startup, new enterprise, preparing for retirement) • Discuss the ratios for the operation back to internal standards to help document strengths and weaknesses of the operation • Effect of new debt on financial condition • Discuss non-essential assets, if any • Discuss consolidation of balance sheets, if applicable
	<p>Loan Conditions and Serving Plan:</p> <ul style="list-style-type: none"> • Lender loan servicing plan describing borrower's financial reporting requirements, limitations and conditions, and other borrower supervision (not required if described in another loan application document) • The name and current address of any guarantors or co-signers required to execute the promissory note (not required if this information is listed on the loan application or another application document)

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***--Lender's Loan Narrative**

I Sample Lender Narrative

Loan proposal:

- Describes:
- ✓ The type of loan request
 - ✓ Uses of loan funds
 - ✓ Interest rate and terms
 - ✓ Reasons for refinance if applicable
 - ✓ The original loan purpose if refinancing

Sunshine Farm and Ranch and Rural Town Bank are requesting FSA guaranteed loan assistance. Their wheat yields over the past few years were substantially reduced because of late freeze, excessive flooding, hail, and heavy rains. Additionally, excessive repairs to irrigation equipment and excessive heat have affected their corn yields. Even though crop insurance paid, the yield issues have caused carry-over debt on the LOC. The family needs to restructure their balance sheet and term out carry-over debt to overcome this negative set back.

The plan for this proposal was discussed on February 1, 2023, during the pre-application farm visit with all members of the operation. During that visit, Rural Town Bank loan officer Frank Banker was able to:

- view the farming operation and potential security
- conduct an environmental inspection of the property and found no noted ground disturbance or environmental concerns
- discuss a plan on successfully moving forward.

Loan #1: Rural Town Bank requests loan # 8745 be refinanced, along with debt of 3 other creditors. The loan amount requested is \$400,500 with a 7-year term and a 3-year adjustable interest rate of 8.75 percent.

Refinance Rural Town Bank (8745)	\$229,856
Refinance John Deere Credit	\$ 51,200
Refinance Rural Town Coop	\$ 22,000
Refinance carry over crop debt	\$ 90,000
Additional accrued interest	\$ 2,037
FSA guarantee fees	<u>\$ 5,407</u>
Total	\$400,500

Payment will be made annually with the first payment due following fall harvest in the amount of \$78,910. Overall term loan payments will be reduced by \$25,000 annually with the extended terms.--*

***--Lender's Loan Narrative**

I Sample Lender Narrative (Continued)

Loan #2: Rural Town Bank also requests an LOC for the upcoming operating year in the amount of \$250,000. This will be an annually renewable note for 5 years.

Loan proceeds:

Crop input costs	\$195,000
Feed	\$ 50,000
Partner withdrawals (Bob and Anne)	\$ 5,000
Total	\$250,000

All income from farm proceeds will be applied to principal as grain or livestock are sold or government payments collected. Annual paydown will occur on the LOC to prevent carry over.

Interest is prime + 1.5 percent paid by December 1 annually or at note maturity. Initial rate projected to be set at 9 percent.

Rural Town Bank is requesting a 90 percent guarantee on both loan requests.

Description of the Farming Operation:

<p>Describes:</p> <ul style="list-style-type: none"> ✓ Who the owners of the operating entity are ✓ What percentage they own ✓ Who the owners of the land are if they are different from the operating entity ✓ Their responsibilities ✓ What they raise ✓ Size of the operation ✓ If any additional hired labor is required

Sunshine Farm and Ranch is a general farm partnership consisting of a father and mother, Bob and Anne Sunshine, and their two sons, Joe and Mike. The following table displays the partnership breakdown.

Partner	Title	Ownership	
Bob Sunshine	Partner	50%	General Management
Anne Sunshine	Partner		Bookkeeping
Joe Sunshine	Partner	25%	Daily management and labor
Mike Sunshine	Partner	25%	Daily management and labor

--*

***--Lender's Loan Narrative**

I Sample Lender Narrative (Continued)

Most strategic business decisions are made by Bob, with Anne assisting with the bookkeeping. Bob and Anne jointly own a 50 percent interest in the partnership. Additionally, Joe and Mike provide all day-to-day labor and management of the operation holding 25 percent interest each. The operation hires occasional seasonal labor. Sunshine Farm and Ranch, located in East and West Counties, farms approximately 2,400 acres of dryland wheat, irrigated corn, and milo, and runs a small cow/calf operation of about 100 head of cows and 4 bulls. Bob individually owns two 160-acre parcels of irrigated farm ground and 300 acres of pasture. Bob and Anne Sunshine reside on one of those parcels. Joe and his wife Mary jointly own 80 acres of pasture and reside there as well. Mike is single and lives in Rural Town, Kansas. Sunshine Farm and Ranch also rents an additional 100 acres of pasture to rotate the cattle throughout the year to help with feed costs. The Sunshine's have been customers of Rural Town Bank since 2004 borrowing for term loans and then expanding the relationship with a revolving LOC as the operation grew larger.

Character:

Describes:

- ✓ If the credit acceptable
- ✓ What the credit report shows
- ✓ If any potential problems have been resolved
- ✓ What credit sources have been investigated
- ✓ The reasoning behind credit issues
- ✓ If the credit issues are within the applicant's control or not

The members of Sunshine Farm and Ranch display strong character and meet lending standards for character despite lower credit scores. They have shown their willingness to communicate openly with the bank about their financial issues.

Bob and Anne's credit score is 790. Their only farm debt is to Rural Town Bank on their owned 320 acres and home.

Joe and Mary's credit score is 689. A hospital bill from an auto accident their oldest son was in showed up on the credit report as a collection account. Auto insurance was slow to resolve the dispute involved in that bill, but it has now been paid in full. Joe and Mary's loan to Rural Town Bank is reported in good standing. They have several credit cards with small balances that are usually resolved in 3 to 6 months.

Mike's credit score is 620. His FMC pickup loan reported 5 late payments in the past 12 months but none over 30 days past due.

Their overall credit history appears satisfactory. Debts over \$5,000 not reflected on the credit report have been verified.--*

*--Lender's Loan Narrative

I Sample Lender Narrative (Continued)

Goals:

Describes
✓ Short-term goals
✓ Intermediate goals
✓ Long-term goal

The main goal of the operation is to heal from the past few years of financial setbacks. Over the next 5 years, Bob and Anne would like to complete the process of transferring ownership and management of the operation to their boys. After the transition, Bob would continue to assist harvesting spring crops, planting wheat, and helping as needed with the cattle.

Joe sees considerable potential in increasing the operation's profitability and Mary would like to devote more time to chores and bookkeeping after shifting from fulltime teaching to substitute teaching. Joe and Mary's oldest son wants to come back after college and join the operation.

Mike enjoys crop adjusting and has no desire to quit his day job but is willing to put more hours into the operation once Bob cuts back. Mike has indicated that he'd like to move into the country and purchase a small tract of ground.

These are all long-term goals until the operation can correct itself from prior setbacks. The ultimate goal of the operation is to operate profitably on a cash basis. For now, the bank is willing to continue with them using the guaranteed loan program.

Eligibility:

This farm operation meets the loan eligibility requirements outlined in 2 FLP, paragraph 108. The applicant has self-certified to applicable eligibility questions on the application. Credit history and operator of a family farm are addressed in the Character section. The need for the guarantee is addressed in the Capacity, Capital and Collateral sections. Rural Town Bank has determined there are no conflicts of interest present with this application.--*

*--Lender's Loan Narrative

I Sample Lender Narrative (Continued)

Capacity:

Describes:

- ✓ Farm Income Sources, such as crops or livestock
- ✓ Lease information
- ✓ Expenses
- ✓ Marketing strategies
- ✓ Non-farm income sources
- ✓ Cash flow ratio information
- ✓ Scorecard model

A review of the financial information for this application indicates that the debt service margin of 1.05 percent does not meet the internal lending standard of 1.15 percent, therefore generating the need for the guarantee.

The cash flow projection provided with the application is for the upcoming crop year and reflects a typical year.

The cash flow is tight with their debt service margin at 1.05 percent. Their operating expense ratio is in line with their 3-year history of 77 percent. This return is good considering the increase in fuel expenses and prior year setbacks. The weakness is offset by grain contracts in place for the upcoming operating cycle, assignment of government payments and crop insurance, as well as established off-farm income.

Acres and yields: Sunshine Farm and Ranch's operation consists mainly of 1,200 acres of dryland wheat with average yields over the past 3 years around 42 bushels/acre. Irrigated corn is planted on 480 acres (2 owned and 1 rented with annual cash rent of \$115/acre) with average yields of 220-240 bushels/acre. The remaining 720 acres are planted to milo with average yields ranging 50-80 bushel/acre. Soybeans are planted into the rotation every 3 years on 320 of the irrigated rented acres.

All irrigated croplands have good wells. The owned land wells average about 900 gpm, and the rented land wells averaging between 600-750 gpm. The crop ground has good soils, and the terraces are maintained. Some of the newer rented ground had bindweed problems over the past few years, but it has been mostly eradicated. None of the ground has been classified as HEL or Wetland.--*

*--Lender's Loan Narrative

I Sample Lender Narrative (Continued)

Cattle: A smaller part of the operation's income comes from 75 head of calves being sold/retained. The plan utilizes a 2 percent death loss. The operation practices a cull rate of 10 percent with an equal retention rate to keep the average age of the overall herd. Calving rate is based on State historical information of 55 percent. Sunshine Farms sells all the calves to the local cattle feeder. For breeding purposes, the operation primarily utilizes AI with a cleanup bull. The cattle operation is supported by adequate pastures with good water sources. Pastures consist of native grasses and are plentiful in a good rainfall season. The pastures are relatively close together and there is good pond located on Joe's 80 acres. A pond and a creek run through the rented pasture. They would like to eventually add and grow their breeding cattle numbers and have increased from 75 to 100 over the past few years. Additional pasture is always a concern.

Leases: The sprinklers are provided by the landlord with the crop share and expenses split at 50/50. The balance of the rental arrangements are 1/3 landlord and 2/3 tenant.

Expenses: All expenses are in line with the 3-year history (provided) with adjustments made in seed, fertilizer, chemicals, and other inputs to an increase in input expenses.

Marketing: The operation does exercise forward contracting when feasible. The cash flow represents a history of forward contracting, and a typical year plan has also been developed using FSA's farm planning prices.

Nonfarm income and withdrawals: Bob and Anne receive social security income as well as a small partnership draw from the farming operation of \$5,000 each year. Joe doesn't work off the farm and Mary is a schoolteacher. Mike works part-time as a crop insurance adjuster. The lender has not injected any off-farm income into the cash flow or personal debt. All members personal cash flows can stand alone. Joe's withdrawals from the farm show up under "labor" for \$24,000/year. The operation supports this expense. Mike is paid as "seasonal labor" when necessary; otherwise, no withdrawals are made by Mike.

The family isn't planning any changes to their operation which had been working well until the last few years.--*

***--Lender's Loan Narrative**

I Sample Lender Narrative (Continued)

Collateral:

Describes

- ✓ The primary security for the loan
- ✓ Details about additional security
- ✓ Appraised values
- ✓ When appraisals were completed
- ✓ Any items not to be included as security
- ✓ Prior liens
- ✓ Non-essential/personal assets to be included in security

Sunshine Farm and Ranch meets the security requirements for internal lending standards of 70 percent. For additional collateral, the lender is requiring all personal ownership in real estate be pledged as security.

Both loans will be secured by a first lien on all farm chattels. The line of credit will have first priority lien on the crops and calves to be produced. Sunshine Farm and Ranch owns the farm equipment used in the operation, except for 2 sprinklers owned individually by Bob. That debt owed to We R Irrigation is included in the cash flow. An appraisal was completed by Ralph Appraiser during a field visit on XX-XX-XXXX, estimating \$490,830 in equipment market value. The cattle were inspected at the same time and valued at \$1,400/pair or \$1,000/cow. Currently, they own 4 bulls valued at \$2,000/each. Refer to the chattel appraisal for additional specifics. There are no plans for capital purchases. The collateral offered is adequate to secure the loan at a 70 percent Loan/Appraised Value. Rural Town Bank's underwriting standard is 70 percent, which requires that partners pledge their interest in real estate, subject to prior liens in place to Rural Town Bank. All loans will be cross collateralized.

Capital:

Describes

- ✓ What financial measures were taken into consideration
- ✓ How the new debt affects the operation
- ✓ Post-Close balance sheet analysis
- ✓ Non-essential assets

Given the past financial issues and carryover debt, Sunshine Farm and Ranch's current ratio of 50 percent and debt to asset ratio of 72 percent do not meet Rural Town Bank's internal lending standards for capital, making restructuring necessary.--*

***--Lender's Loan Narrative**

I Sample Lender Narrative (Continued)

The partnership balance sheet reflects a current ratio of 50 percent (\$100,000 Current Assets/\$200,000 Current Liabilities); however, this will correct itself shifting carry-over debt to intermediate thus creating a longer pay-out. Debt to asset ratio of 72 percent is higher than preferred because of the carry-over debt taken. After restructuring, the balance sheet will reflect a current ratio of 113 percent which is lower than Rural Town Bank's internal lending standards allow but within the requirements for a new loan with a FSA guarantee. Separate balance sheets for the individuals are enclosed for test for credit determinations and information on reserve equity but have not been included in our analysis.

Conditions & Servicing Plan:

Describes:

- ✓ Financial reporting requirements
- ✓ Borrower supervision requirements
- ✓ Name, SSN, address of any co-signors
- ✓ Any limitations or conditions

Servicing plan: Rural Town Bank's servicing plan includes annual farm visits and requires the borrower to submit annual financial statements, cash flow projection, and tax returns. If the borrower can't make all of their debt payments, an interim balance sheet and cash flow will be developed. LOC advances will be requested either by email or phone and itemized closely to document the expenses, supported by repair, fuel, fertilizer, seed, chemical and feed statements.

Additional conditions are:

1. No capital purchases without lender approval.
2. Assignment of government payments.
3. No advances for future years' operating until the lender has completed an analysis of the previous year or accounted for inventory and a feasible cash flow has been projected.
4. Assignment of MPCl policy to the Bank.
5. Subject to prior liens, Bob and Anne Sunshine and Joe and Mary Sunshine will pledge their real estate as collateral for the loans.
6. All partners and their spouses will sign the security documents.--*

***--Lender's Loan Narrative**

I Sample Lender Narrative (Continued)

7. Family living expenses drawn from the entity are limited to Bob and Anne Sunshine and not to exceed \$5,000 annually. All other family living expenses will be covered from non-farm sources.
8. All entity members are required to sign the promissory note as individuals.

Rural Town Bank believes Sunshine Farm and Ranch is on the upward trend financially. Over time, the conditions, servicing plan, and proposed loan structure will assist in the long-term viability of the operation.--*

Electronic Access for FSA Lenders

A Creating an Account With USDA eAuthentication Level 2 Access

USDA developed a centralized service to provide authentication for participating in USDA Web services. USDA eAuthentication provides centralized administration of users and a unified credential that can be used to provide users with single sign-on capability across all participating Web applications.

USDA eAuthentication Level 2 accounts enables the secure presentation of information and electronic signing of submissions. FSA lenders **must** obtain USDA eAuthentication Level 2 account to acquire a Level 2 user ID and password. Follow these steps to obtain a Level 2 account.

*--

Step	Action
1	Go to https://www.eauth.usda.gov/eauth/b/usda/registration . Select the “Customer” radio button and CLICK “Continue”.
2	Enter your email address and CLICK “Submit”.
3	After users submit the registration, they will receive an email with instructions on how to continue their registration.
4	CLICK “Continue Registration” from the email and complete the required fields to complete your registration.
5	When the user attempts to access forms or LINC as outlined later in this exhibit, they will be prompted to enter the eAuth ID and password they created and will then be prompted to complete a one-time identity verification process to initially gain access to those systems.
6	If the user needs administrative access to LINC, send request, in writing to FSA State Office, ATTN: FLP Division, to link the validated eAuthentication ID as either a lender administrator or branch administrator in LINC. Note: If the user only needs representative access to LINC, they do not need to contact FSA. Instead, they can simply contact their own lender administrator to be added as a representative.

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B Accessing Forms

Although all FSA lenders have access to online forms, users **must** register for a USDA Level 2 user ID and password to be able to save their information on the form and to submit the form electronically through “eForms”.

Lenders with an eAuthentication Level 2 user ID and password shall follow these steps to access forms.

Step	Action
1	Go to the Service Center Agencies eForms Home Page at http://forms.sc.egov.usda.gov/eForms/welcomeAction.do and CLICK “Login”.
2	On the eAuthentication Warning Screen, CLICK “I Agree”.
3	On the USDA eAuthentication Login Screen, enter user ID and password and CLICK “Login”.
	Note: When viewing forms, have only 1 browser window open. Each form has a supporting instruction file that explains how to complete the form.

Electronic Access to Forms for FSA Lenders (Continued)

C Searching for Forms

To search for forms, follow subparagraph B, under “eForms”, CLICK “**Browse Forms**”, and do either of the following:

- select the Agency, program, and service name from the corresponding drop-down menus to narrow the search results
- when searching for a specific form, enter information in the “Form Number” and “Title or “Keywords” fields.

CLICK “**Search**” to view all forms that meet user’s search criteria.

D Submitting Forms

*--Forms may be submitted electronically to FSA as follows:

- e-mail with an attached file
- FAX
- through USDA’s Online Services once Level 2 eAuthentication access has been obtained, according to the following instructions:

After a lender’s representative has registered and received a user ID and password, the representative may submit forms electronically through “eForms” at **<http://www.sc.egov.usda.gov>**. CLICK “**eForms**”, log in, and follow the instructions to find, complete, and submit forms. Other electronic documents needed for a complete application may be attached to the application and submitted to FSA.

The eAuthentication Level 2 user ID serves as the signature when submitting forms electronically. There is no need to follow up with a paper copy of the form; however, only one Level 2 user ID may be attached to a document when filing electronically. If additional signatures are needed on the same document, they will need to be provided in another manner.--*

E Application Authorization Security Management (AASM) System

AASM is the database that contains lenders’ information and the eAuthentication user ID’s of all lender-employees authorized to participate in electronic reporting. FSA initially, and the lender’s Security Administrators (SA’s) thereafter, will use AASM to authorize lender-employees to access the USDA Lender Interactive Network Connection (LINC).

Electronic Access to Forms for FSA Lenders (Continued)

E Application Authorization Security Management (AASM) System (Continued)

*--Each lender must designate an employee as their Security Administrator who will have the authority and responsibility of granting access to other employees designated by the lender to use FSA's electronic reporting applications. The Security Administrator can have authority over all of the lender's portfolio as a Lender Administrator or can be limited to a single branch as a Branch Administrator. The Security Administrator will be the point of contact for FSA for maintaining the lender employees' eAuthentication ID's in AASM. A lender can choose to designate additional Security Administrators to act as a backup for the primary Security Administrator.

After the Security Administrators are designated and the requirements have been fulfilled, the lender shall have the Security Administrator contact FSA with his/her eAuthentication ID and lender information to be validated and entered into AASM.

After Security Administrators are validated in the system, they will receive an e-mail confirmation validating their authorization and authority to add additional lender employees to AASM. Additional lender employees may be added by logging into the USDA LINC web site at <https://usdalinc.sc.egov.usda.gov>.

Note: The e-mail confirmation is sent to the e-mail address the Security Administrator entered when creating the eAuthentication account.

The following types of roles can be assigned to lender employees in AASM by the Security Administrator.

- "Representative" is an employee that the lender designates and authorizes to input electronic data through the USDA LINC website. The Security Administrator can authorize access for the entire portfolio as a Lender Representative or limit access to a specific branch as a Branch Representative.
- "Viewer" is an employee that the lender authorizes to view loan data and has view only capabilities of all transactions in the USDA LINC site. The Security Administrator can authorize access for the entire portfolio as a Lender Viewer or limit access to a specific branch as a Branch Viewer.

Note: FSA does **not** add or maintain any roles for lenders' employees.

After authorized in AASM, lender-employees may use LINC to close guaranteed loans and--* manage lender semiannual and default status reports that keep the lender up-to-date in FSA's accounting records. Lenders may request more than one SA to be authorized in AASM.

Electronic Access to Forms for FSA Lenders (Continued)

E Application Authorization Security Management (AASM) System (Continued)

The lenders' SA's are:

- FSA points-of-contact for maintaining the lender-employees' USDA eAuthentication Level 2 ID's in AASM
- responsible for adding and removing other employees designated by the lender to use LINC.

Lender-employees:

- are responsible for ensuring that they adhere to the requirements outlined in FSA-2201
- are required to have a Level 2 user ID and password before being authorized in AASM (subparagraph A)
- do not need another Level 2 account and may use their existing Level 2 user ID and password if they have Level 2 access with another USDA Agency.

The FSA LINC User Guide at

https://www.fsa.usda.gov/Internet/FSA_File/gls_lender_linc_user_guide.pdf provides further details on adding a lender-employee in AASM.

F Lender Interactive Network Connection (LINC)

In addition to “eForms”, information supplied by lenders through the USDA LINC web site meets the submission requirements. LINC is located at <https://usdalinc.sc.egov.usda.gov/> and allows electronic reporting by lenders to FSA. LINC allows lenders to:

- submit semiannual and default status reports
- add loan closings
- view loans
- add lender EFT's for pre-authorized debit (PAD) information
- add lender-employees in AASM.

See the FSA LINC User Guide for instructions on completing these functions.

Lenders are not required to submit hard copies of information, such as loan closing reports or status reports.

Interim Guidance: Documentary Evidence of Status as a Qualified Alien

Qualified Alien: *As defined under PRWORA (8 U.S.C. 1641):*

1. *An alien who is lawfully admitted for permanent residence under the Immigration and Nationality Act;*
2. *An alien who is granted asylum under section 208 of such Act;*
3. *A refugee who is admitted to the United States under section 207 of such Act;*
4. *An alien who is paroled into the United States under section 212(d)(5) of such Act for a period of at least 1 year;*
5. *An alien whose deportation is being withheld under section 243(h) of such Act;*
6. *An alien who is granted conditional entry pursuant to section 203(a)(7) of such Act as in effect prior to April 1, 1980;*
7. *An alien who is a Cuban/Haitian Entrant as defined by section 501(e) of the Refugee Education Assistance Act of 1980;*
8. *An alien who has been battered or subjected to extreme cruelty under section 431 of the Immigration and Nationality Act. 8 U.S.C. 1641 contains more on aliens battered or subjected to extreme cruelty.*

The documents listed below will, when combined with satisfactory proof of identity (which will come from the document itself if it bears a photograph of the person to whom it relates), establish that an applicant falls within one of the categories of “qualified alien” for purposes of title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996. Under the Immigration and Nationality Act (the “INA”), all aliens over the age of 14 who remain in the United States for longer than 30 days are required to register with the U.S. Department of Homeland Security, U.S. Citizenship and Immigration Services (USCIS) and obtain an alien registration document. All aliens over the age of 18 who receive a registration document are required to carry it with them at all times. With certain exceptions (e.g., Canadian visitors), aliens entering the U.S. are normally issued a registration document (e.g., a USCIS Form I-94) at the time of entry. The documents listed below that are registration documents are indicated with an asterisk (“*”). Each of the documents listed below will demonstrate lawful status, and you should not require presentation of a registration document if the applicant presents one of the other legally acceptable documents that reasonably appears on its face to be genuine and to relate to the person presenting it. However, if the document presented is not a registration document and does not on its face reasonably appear to be genuine or to relate to the person presenting it, it is appropriate to ask the applicant to produce his or her registration document as additional evidence of immigration status, so long as the request is not made for a discriminatory reason. Presentation of a registration document listed below that reasonably appears on its face to be genuine and to relate to the person presenting it (or to satisfy a higher applicable standard) will often obviate the need to verify the applicant’s immigration status with USCIS; if the applicant presents a registration document that does not meet this standard, sending USCIS a copy of the document will assist it in verifying the applicant’s status quickly and accurately.

Interim Guidance: Documentary Evidence of Status as a Qualified Alien (Continued)

A. Alien Lawfully Admitted for Permanent Residence

*USCIS Form I-551 (Alien Registration Receipt Card, commonly known as a “green card”); or Unexpired Temporary I-551 stamp in foreign passport or on *USCIS Form I-94.

B. Asylee

*USCIS Form I-94 annotated with stamp showing grant of asylum under section 208 of the INA;
*USCIS Form I-688B (Employment Authorization Card) annotated “274a.12(a)(5)”;
*USCIS Form I-766 (Employment Authorization Document) annotated “A5”;
Grant letter from the Asylum Office of USCIS; or
Order of an immigration judge, granting asylum.

C. Refugee

*USCIS Form I-94 annotated with stamp showing admission under Sec. 207 of the INA;
*USCIS Form I-688B (Employment Authorization Card) annotated “274a.12(a)(3)”;
*USCIS Form I-766 (Employment Authorization Document) annotated “A3”; or
USCIS Form I-571 (Refugee Travel Document).

D. Alien Paroled Into the U.S. for at Least One-Year

*USCIS Form I-94 with stamp showing admission for at least one year under section 212(d)(5) of the INA. (Applicant cannot aggregate periods of admission for less than one year to meet the one-year requirement.)

E. Alien Whose Deportation or Removal Was Withheld

*USCIS Form I-688B (Employment Authorization Card) annotated “274a.12(a)(10)”;
*USCIS Form I-766 (Employment Authorization Document) annotated “A10”; or
Order from an immigration judge showing deportation withheld under Sec. 243(h) of the INA as in effect prior to April 1, 1997, or removal withheld under Sec. 241(b)(3) of the INA.

F. Alien Granted Conditional Entry

*USCIS Form I-94 with stamp showing admission under Sec. 203(a)(7) of the INA;
*USCIS Form I-688B (Employment Authorization Card) annotated “274a.12(a)(3)”;
*USCIS Form I-766 (Employment Authorization Document) annotated “A3”.

Interim Guidance: Documentary Evidence of Status as a Qualified Alien (Continued)

G. Cuban/Haitian Entrant

- *USCIS Form I-551 (Alien Registration Receipt Card, commonly known as a “green card”) with the code CU6, CU7, or CH6
Unexpired temporary I-551 stamp in foreign passport or on
- *USCIS Form I-94 with the code CU6 or CU7; or
USCIS Form I-94 with stamp showing parole as “Cuba/Haitian Entrant” under Section 212(d)(5) of the INA.

H. Alien Who Has Been Battered or Subjected to Extreme Cruelty

Guidance as to the requirements that must be met for an alien to fall within this category of qualified alien is set forth in DOJ’s Notice of Interim Guidance. Note that Title IV, as amended by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, contains provisions requiring that, upon the effective date of the new affidavit of support (required under section 213A of the Act), when determining eligibility for federal means-tested public benefits and the amount of such benefits to which an alien is entitled, the income and resources of the alien be deemed to include those of any person executing an affidavit of support on behalf of the alien and that person’s spouse. Certain exceptions are made for indigent qualified aliens and for qualified aliens who (or whose children) have been battered or subjected to extreme cruelty in the U.S. by a spouse, parent or member of the spouse or parent’s family and for qualified alien children whose parents have been subjected to such abuse.

I. Expired or Absent Documentation

If an applicant presents expired documents or is unable to present any documentation evidencing his or her immigration status, refer the applicant to the local USCIS office to obtain documentation of status. In unusual cases involving applicants who are hospitalized or medically disabled, or who can otherwise show good cause for their inability to present documentation, and for whom securing such documentation would constitute an undue hardship, if the applicant can provide an alien registration number, you may file USCIS Form G-845 and Supplement, along with the alien registration number and a copy of any expired USCIS document presented, with the local USCIS office to verify status. As with any documentation of immigration status, you should confirm that the status information you receive back from USCIS pertains to the applicant whose identity you have verified.

J. Receipt for Replacement Document

If an applicant presents a receipt indicating that he or she has applied to USCIS for a replacement document for one of the documents identified above, file USCIS Form G-845 and Supplement along with a copy of the receipt with the local USCIS office to verify status. Upon return receipt of information from USCIS, confirm that it pertains to the applicant whose identity you have verified. You should ask to see the replacement document at a later date.

Interim Guidance: Documentary Evidence of Status as a Qualified Alien (Continued)

K. Applicants With Disabilities and Nondiscrimination

If an applicant has a disability that limits the applicant's ability to provide the required evidence of immigration status (e.g. mental retardation, amnesia, or other cognitive, mental or physical impairment), you should make every effort to assist the individual to obtain the required evidence. In addition, you should not discriminate against applicants on the basis of race, national origin, gender, religion, age or disability.

Interim Guidance: Documentary Evidence of Status as a U.S. Non-Citizen National

U.S. Non-Citizen National: *A person born in America Samoa or Swains Island on or after the date the U.S. acquired America Samoa or Swains Island, or a person whose parents are U.S. non-citizen nationals. Typical evidence of the relatively uncommon status as a non-citizen national includes a birth certificate or passport with a document bearing a photograph of the person.*

Copies of the following documents will, when combined with satisfactory proof of identity (which will come from the document itself if it bears a photograph of the person to whom it relates), demonstrate that a person is a U.S. citizen or non-citizen national for purposes of Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996. (To the extent citizenship or nationality of a child is relevant to a benefit eligibility determination, the documents should demonstrate the child's status rather than that of the parent.) The lists set forth in Paragraphs A and B below are drawn from existing guidance published by the Social Security Administration ("SSA") and regulations issued by the U.S. Department of Homeland Security, U.S. Citizenship and Immigration Services (USCIS), regarding determination of U.S. citizenship and nationality; the lists in Paragraphs C through F are drawn solely from the SSA guidance. These lists are not exhaustive; you should refer to guidance issued by the agency or department overseeing your program to determine if it accepts documents or other evidence of citizenship not listed below.

A. Primary Evidence:

- (1) A birth certificate showing birth in one of the 50 States, the District of Columbia, Puerto Rico (on or after January 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, Swain's Island or the Northern Mariana Islands, unless the person was born to foreign diplomats residing in the U.S. Note: If the document shows that the individual was born in Puerto Rico, the U.S. Virgin Islands or the Northern Mariana Islands before these areas became part of the U.S., the individual may be a collectively naturalized citizen--see Paragraph C below.
- (2) United States passport (except limited passports, which are issued for periods of less than five years);
- (3) Report of birth abroad of a U.S. citizen (FS-240) (issued by the Department of State to U.S. citizens);
- (4) Certificate of birth (FS-545) (issued by a foreign service post) or Certification of Report of Birth (DS-1350) (issued by the Department of State), copies of which are available from the Department of State;
- (5) Certificate of Naturalization (N-550 or N-570) (issued by USCIS through a Federal or State court, or through administrative naturalization after December 1990 to individuals who are individually naturalized; the N-570 is a replacement certificate issued when the N- 550 has been lost or mutilated or the individual's name has been changed);
- (6) Certificate of Citizenship (N-560 or N-561) (issued by USCIS to individuals who derive U.S. citizenship through a parent; the N- 561 is a replacement certificate issued when the N-560 has been lost or mutilated or the individual's name has been changed);

Interim Guidance: Documentary Evidence of Status as a U.S. Non-Citizen National (Continued)

- (7) United States Citizen Identification Card (I-197) (issued by USCIS until April 7, 1983, to U.S. citizens living near the Canadian or Mexican border who needed it for frequent border crossings) (formerly Form I-179, last issued in February 1974);
- (8) Northern Mariana Identification Card (issued by USCIS to a collectively naturalized citizen of the U.S. who was born in the Northern Mariana Islands before November 3, 1986);
- (9) Statement provided by a U.S. consular officer certifying that the individual is a U.S. citizen (this is given to an individual born outside the U.S. who derives citizenship through a parent but does not have an FS-240, FS-545 or DS-1350);
- (10) American Indian Card with a classification code “KIC” and a statement on the back (identifying U.S. citizen members of the Texas Band of Kickapoos living near the U.S./Mexican border).

B. Secondary Evidence: If the applicant cannot present one of the documents listed in A above, the following may be relied upon to establish U.S. citizenship or nationality:

- (1) Religious record recorded in one of the 50 States, the District of Columbia, Puerto Rico (on or after January 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, Swain’s Island or the Northern Mariana Islands (unless the person was born to foreign diplomats residing in such a jurisdiction) within three months after birth showing that the birth occurred in such jurisdiction and the date of birth or the individual’s age at the time the record was made;
- (2) Evidence of civil service employment by the U.S. government before June 1, 1976;
- (3) Early school records (preferably from the first school) showing the date of admission to the school, the child’s date and place of birth, and the name(s) and place(s) of birth of the parent(s);
- (4) Census record showing name, U.S. citizenship or a U.S. place of birth, and date of birth or age of applicant;
- (5) Adoption Finalization Papers showing the child’s name and place of birth in one of the 50 States, the District of Columbia, Puerto Rico (on or after January 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, Swain’s Island or the Northern Mariana Islands (unless the person was born to foreign diplomats residing in such a jurisdiction) or, where or adoption is not finalized and the State or other jurisdiction listed above in which the child was born will not release a birth certificate prior to final adoption, a statement from a state-approved adoption agency showing the child’s name and place of birth in one of such jurisdictions (NOTE: the source of the information must be an original birth certificate and must be indicated in the statement); or
- (6) Any other document that establishes a U.S. place of birth or in some way indicates U.S. citizenship (e.g. a contemporaneous hospital record of birth in that hospital in one of the 50 States, the District of Columbia, Puerto Rico (on or after January 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, Swain’s Island or the Northern Mariana Islands (unless the person was born to foreign diplomats residing in such a jurisdiction)).

Interim Guidance: Documentary Evidence of Status as a U.S. Non-Citizen National (Continued)

C. Collective Naturalization: If the applicant cannot present one of the documents listed in A or B above, the following will establish U.S. citizenship for collectively naturalized individuals:

- (1) **Puerto Rico:** Evidence of birth in Puerto Rico on or after April 11, 1899 and the applicant's statement that he or she was residing in the U.S., a U.S. possession or Puerto Rico on January 13, 1941; or Evidence that the applicant was a Puerto Rican citizen and the applicant's statement that he or she was residing in Puerto Rico on March 1, 1917, and that he or she did not take an oath of allegiance to Spain;
- (2) **U.S. Virgin Islands:** Evidence of birth in the U.S. Virgin Islands, and the applicant's statement of residence in the U.S., a U.S. possession or the U.S. Virgin Islands on February 25, 1927; The applicant's statement indicating resident in the U.S. Virgin Islands as a Danish citizen on January 17, 1917, and residence in the U.S., a U.S. possession or the U.S. Virgin Islands on February 25, 1927, and that he or she did not make a declaration to maintain Danish citizenship; or Evidence of birth in the U.S. Virgin Islands and the applicant's statement indicating residence in the U.S., U.S. possession or territory or the Canal Zone on June 28, 1932.
- (3) **Northern Mariana Islands (NMI) (formerly part of the Trust Territory of the Pacific Islands (TTPI)):** Evidence of birth in NMI, TTPI citizenship and residence in NMI, the U.S., or a U.S. territory or possession on November 3, 1986, (NMI local time) and the applicant's statement that he or she did not owe allegiance to a foreign state on November 4, 1986 (NMI local time); Evidence of TTPI citizenship, continuous residence in NMI since before November 3, 1981 (NMI local time), voter registration prior to January 1, 1975, and the applicant's statement that he or she did not owe allegiance to a foreign state on November 4, 1986 (NMI local time); or Evidence of continuous domicile in NMI since before January 1, 1974, and the applicant's statement that he or she did not owe allegiance to a foreign state on November 4, 1986 (NMI local time). Note: If a person entered NMI as a nonimmigrant and lived in NMI since January 1, 1974, this does not constitute continuous domicile and the individual is not a U.S. citizen.

D. Derivative Citizenship: If the applicant cannot present one of the documents listed in A or B above, you should make a determination of derivative U.S. citizenship in the following situations:

- (1) **Applicant born abroad to two U.S. citizen parents:** Evidence of the U.S. citizenship of the parents and the relationship of the applicant to the parents, and evidence that at least one parent resided in the U.S. or an outlying possession prior to the applicant's birth.
- (2) **Applicant born abroad to a U.S. citizen parent and a U.S. non-citizen national parent:** Evidence that one parent is a U.S. citizen and that the other is a U.S. non-citizen national, evidence of the relationship of the applicant to the U.S. citizen parent, and evidence that the U.S. citizen parent resided in the U.S., a U.S. possession, American Samoa or Swain's Island for a period of at least one year prior to the applicant's birth.

Interim Guidance: Documentary Evidence of Status as a U.S. Non-Citizen National (Continued)

- (3) Applicant born out of wedlock abroad to a U.S. citizen mother:** Evidence of the U.S. citizenship of the mother, evidence of the relationship to the applicant and, for births on or before December 24, 1952, evidence that the mother resided in the U.S. prior to the applicant's birth or, for births after December 24, 1952, evidence that the mother had resided, prior to the child's birth, in the U.S. or a U.S. possession for a period of one year.
- (4) Applicant born in the Canal Zone or the Republic of Panama:** A birth certificate showing birth in the Canal Zone on or after February 26, 1904, and before October 1, 1979, and evidence that one parent was a U.S. citizen at the time of the applicant's birth; or A birth certificate showing birth in the Republic of Panama on or after February 26, 1904, and before October 1, 1979, and evidence that at least one parent was a U.S. citizen and employed by the U.S. government or the Panama Railroad Company or its successor in title.

E. All other situations where an applicant claims to have a U.S. citizen parent and an alien parent, or claims to fall within one of the above categories but is unable to present the listed documentation:

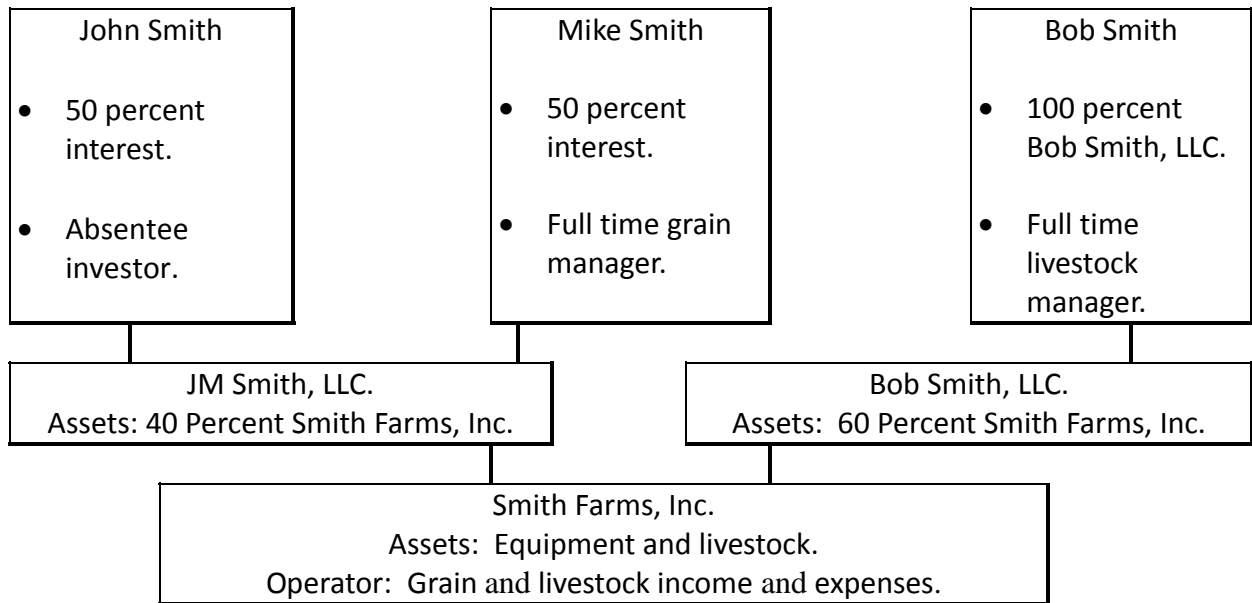
- (1)** If the applicant is in the U.S., refer him or her to the local USCIS office for determination of U.S. citizenship;
- (2)** If the applicant is outside the U.S., refer him or her to the State Department for a U.S. citizenship determination.
- (3) Adoption of Foreign-Born Child by U.S. Citizen:** If the birth certificate shows a foreign place of birth and the applicant cannot be determined to be a naturalized citizen under any of the above criteria, obtain other evidence of U.S. citizenship; Since foreign-born adopted children do not automatically acquire U.S. citizenship by virtue of adoption by U.S. citizens, refer the applicant to the local USCIS district office for a determination of U.S. citizenship if the applicant provides no evidence of U.S. citizenship.
- (4) U.S. Citizenship By Marriage:** A woman acquired U.S. citizenship through marriage to a U.S. citizen before September 22, 1922. Ask for: Evidence of U.S. citizenship of the husband, and evidence showing the marriage occurred before September 22, 1922. Note: If the husband was an alien at the time of the marriage, and became naturalized before September 22, 1922, the wife also acquired naturalized citizenship. If the marriage terminated, the wife maintained her U.S. citizenship if she was residing in the U.S. at that time and continued to reside in the U.S.
- (5) Applicants With Disabilities and Nondiscrimination:** If an applicant has a disability that limits the applicant's ability to provide the required evidence of citizenship or nationality (e.g., mental retardation, amnesia, or other cognitive, mental or physical impairment), you should make every effort to assist the individual to obtain the required evidence. In addition, you should not discriminate against applicants on the basis of race, national origin, gender, religion, age or disability. See Nondiscrimination Advisory, Attachment 2 to Interim Guidance.

***--Embedded Entity Examples**

A Determining Embedded Entities

Subparagraphs B and C have been provided to help in determining whether embedded entities meet 7 CFR 762.120 FLP rules.

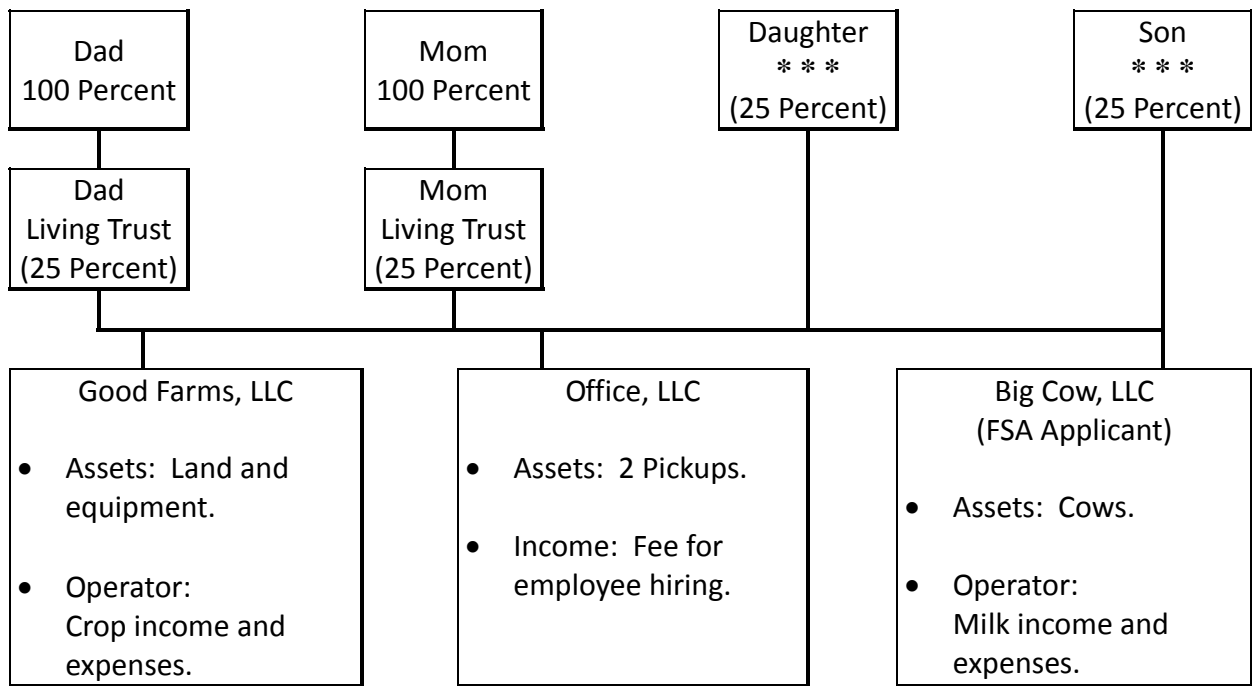
B Embedded Entity Example 1



JM Smith, LLC, fails the 75 percent test because only Mike is actively involved in the operation and he owns only 50 percent of the embedded entity, JM Smith, LLC. If Mike Smith owned 75 percent of JM Smith, LLC, then the application would meet the embedded entity test.--*

Embedded Entity Examples (Continued)

C Embedded Entity Example 2



Both Mom and Dad must be actively involved in managing or operating the family farm. Daughter and Son are not involved in embedded entities, so they are not subject to the 75 percent rule.

Either Good Farms, LLC, or Big Cow, LLC, could be the FSA applicant depending on the purpose of the loan.

Calculations and Formulas

Lender Loss Rate Calculation

$$\text{Lender Loss Rate} = \frac{\text{(Total losses paid on loans made during the past 7 years)}}{\text{(Total loan amount during the past 7 years)}}$$

Calculations and Formulas (Continued)

Present Value Calculation

Present Value is the current value of an expected future cashflow. In order to execute a debt writedown, the present value of the loan being written down must be greater than or equal to the net recovery value of the loan's security.

The present value is used when the Authorized Agency Official fills out Form FSA 1980-88 (see paragraph 328)

Balance Available is Projected to Remain CONSTANT During Loan Repayment Schedule

Balance Available

1. Balance Available for Term Debt Repayment (BATDR)	\$	
2. All Other Debt Payments	-\$	
3. Balance Available (line 1 – line 2)		\$

Present Value

4. Repayment Schedule (in years)		
5. Interest Rate	%	
6. Loan Amortization Factor		
7. Present Value = Balance Available (Line 3) divided by Loan Amortization Factor (Line 6)		\$

Loan Amortization Factor is a function of Repayment Schedule and Interest Rate. See the **Loan Amortization Reference Book** to determine the Loan Amortization Factor.

Actual formula for present value of a regular payment stream: $V = A \left[\frac{1 - (1+i)^{-N}}{i} \right]$

where V equals value, A is the payment, i is the interest rate, and N is the number of payments in months or years as applicable. Use of conversion table or calculator is recommended.

Calculations and Formulas (Continued)

Present Value Calculation (continued)

Balance Available is Projected to CHANGE During Loan Repayment Schedule

Subsequent Balance Available (balance Available After Balance Change)

- | | |
|--|-----------------|
| 1. Balance Available for Term Debt Repayment (BATDR) (After balance change) | \$ _____ |
| 2. All Other Debt Payments | \$ _____ |
| 3. Subsequent Balance Available = BATDR (Line 1) minus All Other Debt Payments (Line 2) = | \$ _____ |

Subsequent Present Value

- | | | |
|---|-----------------|---|
| 4. Repayment Schedule (total term of the restructured loan in years or months) | _____ | |
| 5. Interest Rate | _____ | % |
| 6. Loan Amortization Factor | _____ | |
| 7. Subsequent Present Value = Subsequent Balance Available (Line 3) divided by Loan Amortization Factor (Line 6) | \$ _____ | |

Initial Balance Available (balance Available Before Balance Change)

- | | |
|--|-----------------|
| 8. Balance Available for Term Debt Repayment (BATDR) (Before balance change) | \$ _____ |
| 9. All Other Debt Payments | \$ _____ |
| 10. Initial Balance Available = BATDR (Line 8) minus All Other Debt Payments (Line 9) = | \$ _____ |

Initial Present Value

- | | | |
|--|-----------------|---|
| 11. Period Initial Balance is Available (years or months) | _____ | |
| 12. Interest Rate | _____ | % |
| 13. Loan Amortization Factor | _____ | |
| 14. Initial Present Value = Initial Balance Available (Line 10) divided by Loan Amortization Factor (Line 13) | \$ _____ | |

- | | |
|--|-----------------|
| 15. Subsequent Present Value (Line 7) + Initial Present Value (Line 14) | \$ _____ |
|--|-----------------|

- | | |
|--|-----------------|
| 16. Subsequent Balance Available Divided by Initial Loan Amortization Factor = Subsequent Balance Available (Line 3) ÷ Initial Balance Available Loan Amortization Factor (Line 13) | \$ _____ |
|--|-----------------|

Present Value Of Uneven Payments

- | | |
|--|----------|
| 17. Present Value of Uneven Payments = (Line 15)–(Line 16) | \$ _____ |
|--|----------|

Loan Amortization Factor is a function of Repayment Schedule and Interest Rate. See the **Loan Amortization Reference Book** to determine the Loan Amortization Factor.

Calculations and Formulas (Continued)

Net Recovery Value = (A+B) - C

Net Recovery Value is
 -the estimated market value of security
 -plus any expected revenue or rent generated by the security
 -minus any reasonable lender incurred liquidation expenses

In order to execute a debt writedown, the net recovery value must be equal to or less than the present value of the loan being written down.

The net recovery value is used when the Authorized Agency Official fills out Form FSA 1980-88 (see paragraph 328)

A. Market Value of Property
 (based on appraisal conducted according to § 762.127)
 (Part 8, Section 4, Subsection 3) _____

C. Expenses

1. Prior Lienholder Indebtedness (P&I)	_____
2. Annual Taxes and Assessments x HP	_____
3. Annual Property Depreciation x HP	_____
4. Annual Management Costs x HP	_____
5. Essential Repairs to Secure and Resell	_____
6. Other Costs:	
Taxes	_____
Closing Costs	_____
Surveys	_____
Administrative Costs Not Considered "In-House"	_____
7. Resell Expenses-Commission, Advertising	_____
8. Total Interest Cost During Holding Period (Note Rate)	_____
9. Hazardous Waste Cleanup	+
Total	_____

B. Expected Income or Revenue

1. Annual Rent x Holding Period (HP) ¹	_____
2. Annual Royalties x HP	_____
3. Other Annual Income x HP	_____
4. Annual % Property Appreciation x HP	+
Total	_____

¹HP=Holding Period in years or percentages thereof. Typically 90 days unless longer period is agreed to by FSA.

D. Net Recovery Value

Market Value of Property + Expected Income or Revenue - Expenses = Net Recovery Value

_____ + _____ - _____ = \$ _____

*--Note: When there is a lien ahead of the guaranteed debt, the prior lien amount will be added to the net recovery value and the unpaid guaranteed loan balance when determining the bid amount.

The bid will be the LESSER OF the Net Recovery Value plus prior lien:

$$\frac{\text{Net Recovery Value}}{\text{Net Recovery Value}} + \frac{\text{Prior Lien Amount}}{\text{Prior Lien Amount}} = \frac{\text{Maximum Bid}}{\text{Maximum Bid}}$$

OR; the unpaid guaranteed loan balance plus prior lien:

$$\frac{\text{Unpaid Guaranteed Loan Balance--*}}{\text{Unpaid Guaranteed Loan Balance--*}} + \frac{\text{Prior Lien Amount}}{\text{Prior Lien Amount}} = \frac{\text{Maximum Bid}}{\text{Maximum Bid}}$$

Calculations and Formulas (Continued)

Average Daily Principal Balance and IA Payment Calculations

Calculate ADPB by multiplying the principal balance times the actual number of days it is outstanding. The sum of the daily principal balance is then divided by the total calendar days outstanding for a partial year or by 365 calendar days for a full year regardless of the interest accrual method.

The following is an example of a full year calculation for ADPB.

Date	Number of Days	Principal Balance	Total
January 1 – April 15	104	\$25,000	\$2,600,000
April 16 – July 15	91	\$20,000	\$1,820,000
July 16 – September 15	62	\$15,000	\$930,000
September 16 – January 1	108	\$10,000	\$1,080,000
Total	365		\$6,430,000

$\$6,430,000 \div 365 = \$17,616.44$ ADPB for a full year.

The following is an example of a **partial year** calculation for ADPB.

Date	Number of Days	Principal Balance	Total
June 12 – August 2	51	\$15,000	\$765,000
August 3 – September 28	57	\$10,000	\$570,000
September 29 – October 29	31	\$12,000	\$372,000
Total	139		\$1,707,000

$\$1,707,000 \div 139 = \$12,280.58$ ADPB for the partial year.

Note: For the purpose of calculating ADPB for payment of IA, for loans made after June 8, 2007, the principal balance for calculating interest assistance shall not exceed \$400,000 or the original loan amount, whichever is less, on any given day.

Calculations and Formulas (Continued)

Average Daily Principal Balance and IA Payment Calculations (Continued)

The following is an example of a loan, made under the rule limiting IA to 5 years and \$400,000 or the original loan amount, whichever is less, that is restructured on July 1st, with capitalized interest above the original loan amount. For purposes of this example, the original loan amount was \$300,000.

The lender's actual ledger may look like the following.

Date	Number of Days	Principal Balance	Total
January 1 – July 1	181	\$280,000	\$50,680,000
July 2 – January 1	184	\$310,000	\$57,040,000
Total	365		\$107,720,000

$\$107,720,000 \div 365 = \$295,068.49$ ADPB for a full year.

For purposes of calculating IA on this loan, ADPB should be calculated as follows.

Date	Number of Days	Principal Balance	Total
January 1 – July 1	181	\$280,000	\$50,680,000
July 2 – January 1	184	\$300,000	\$55,200,000
Total	365		\$105,880,000

$\$105,880,000 \div 365 = \$290,082.19$ ADPB for a full year.

- The lender can use interest basis (360, 365, 360/365) as indicated by the promissory note for calculating interest for the borrower. Some methods result in a slightly higher interest payment by the borrower; however, this is irrelevant to the amount FSA will pay, which is fixed at 4 percent.
- An interest assistance claim submitted with interest accrual based on 360 and then multiplied by 365 is not acceptable.
- If a loan is closed on a 365-calendar-day basis, interest that accrues on February 29 is not *--recognized by the GLS and will not be paid.--*
- GLS does not count the first day of the claim period. The ending day of a claim period becomes the first day on the next claim period.

Calculations and Formulas (Continued)

IA Payment Calculation

Full Year
ADPB x 4 percent
Note: Interest basis is not an issue.
Example: \$100,000 x 4 percent = \$4,000
Partial Year (360-Day Base)
ADPB x 4 percent x [(number of months in the claim period x 30 calendar days) + additional days in excess of a month] ÷ 360
Note: Convert all months to 30 calendar days. The system does not count the first day of the claim period. The ending day of a claim period becomes the first day on the next claim period.
Example: Claim period is March 1 through June 5 (3 months x 30 calendar days = 90 + 5 - 1 = 94 calendar days). \$100,000 x 4 percent = \$4,000 x 94 calendar days ÷ 360 = \$1,044.44 interest assistance payment.
Partial Year (365-Day Base)
ADPB x 4 percent x actual days in the claim period ÷ 365.
Note: Count actual days in the month. The system does not count the first day of the claim period. The ending day of a claim period becomes the first day on the next claim period.
Example: Claim period is March 1 through June 5, which equals 97 - 1 calendar days. \$100,000 x 4 percent = \$4,000 x 96 calendar days ÷ 365 = \$1,052.05 interest assistance payment.

***--Using an Allonge for a Loan Already Closed by the Lender When Guarantee Funds Were Not Available**

For guaranteed loans closed before obligation, FSA requires lenders to either execute a new promissory note or an allonge to establish a new closing date. The allonge establishes the principal amount at the time the guarantee is issued. When an allonge is used, FSA will use the allonge date and the principal amount stated on the allonge to complete FSA-2235. Any rules and/or guidance in place for the promissory note apply to the allonge.

- **Requirements for an Allonge**

Lenders may use their own allonge. FSA does not require any specific language other than the allonge must do the following.

- Identify the promissory note which it is modifying.
- Be signed by the borrowers as they have signed the promissory note.
- State the principal amount and accrued interest on the loan, as of the date the allonge is executed.
- Include the date the allonge is executed by the borrowers.
- Be provided to FSA along with a copy of the original promissory note, before receiving the loan guarantee.

- **FSA Actions to Close the Guarantee**

- Complete **FSA-2235** as follows.

Block	Entry
5, 8(c), and 10	Principal amount stated on the allonge.
7	Date the allonge is executed by the borrowers.
8(b) and 9	Lender's note ID number that is referenced on the allonge.

- Complete the closing transaction in GLS using the date of the allonge as the closing date and the principal amount stated on the allonge as the loan amount.--*

***--Using an Allonge for a Loan Already Closed by the Lender When Guarantee Funds Were Not Available (Continued)**

- **If a Payment Has Been Made Before Issuing the Guarantee**

If the principal amount has been paid down since the promissory note was executed, the principal amount that may be lower than the obligated loan amount, will be entered on FSA-2235 and entered into GLS.

IF the...	THEN...
principal has been paid down and there is accrued interest on the note	the lender may modify the loan to establish a new principal amount that may include part of or all the accrued interest. The lender may use an allonge or new promissory note. In all cases, the new principal balance cannot be greater than loan amount approved and obligated by FSA.
new principal balance is lower than the obligation amount	FSA will need to do a partial, not full, deobligation in GLS.

- **Secondary Market**

If the lender plans to sell the guaranteed portion on the secondary market, the loan approval official will attach a memo on FSA letterhead to the loan guarantee using the following example language, modified to include actual information:

“Farm Service Agency (FSA) acknowledges that the allonge entered into on May 28, 2013, between Bob and Betty Borrower, Anytown, USA, and First Bank, Anytown, USA, attaches to and amends promissory note number 1234 in the amount of \$300,000 and executed on April 1, 2013. FSA also acknowledges that this allonge was executed for the purpose of obtaining a guarantee on the previously executed promissory note 1234 and the date of the executed allonge is the closing date used for FSA Loan Guarantee purposes.”--*

Lender Documentation and Reporting Requirements

Document Submitted	SEL	CLP	PLP
General Loan Servicing			
FSA-2241	√	√	√
Projected Cash Flow for the coming year (for Lines of Credit).	√		
Borrower's Balance Sheet and Income Expense Statement for the previous year, if applicable.	√		
Annual Farm Inspection	√		
Narrative and Certification that the Borrower Analysis has been performed and borrower progress is satisfactory.		√	
Certification that projected cash flow is feasible (for Lines of Credit).		√	
Secondary Market			
FSA-2242	√	√	√
Distressed Servicing			
FSA-2248 (every 60 days after initial borrower/lender meeting).	√	√	√
FSA-2254	√	√	√
Agency approval of the Liquidation Plan.	√	√	
FSA-2261	√	√	√
Restructuring Loans			
Agency Approval of Restructuring Request.	√		
Written Certification that the requirements of section 1980.145 have been met.		√	
Memo explaining the restructuring and certifying that the loan has become current.		√	√
Narrative describing the proposed restructuring.	√		
A feasible plan.	√		
Current financial statement from all liable parties.	√		
Verification of nonfarm and other farm income.	√		
--Verification of all debts of \$5,000 or more.--	√		
Borrower Credit Report	√		
Financial history for previous 3 years.	√		
Production history for the previous 3 years.	√		
Copies of restructured Promissory Notes.	√	√	√
Copy of FSA-2248 stating the loan is current under restructured conditions.	√	√	√
Request for Capitalization of Interest.	√		
FSA-2245	√	√	√

Lender Documentation and Reporting Requirements (Continued)

Document Submitted	SEL	CLP	PLP
Debt Writedown			
Request Agency concurrence.	√	√	√
Balance Sheet	√	√	
Production History	√	√	
Financial History	√	√	
Cash Flow Statement	√	√	
Narrative explaining why no other restructuring option would work.	√	√	√
A current appraisal of all property securing the loan.	√	√	√
FSA-2252	√	√	√
FSA-2253	√	√	√
FSA-2254	√	√	√

Interagency Agreement

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**INTERAGENCY AGREEMENT
BETWEEN
UNITED STATES DEPARTMENT OF AGRICULTURE AND
THE FEDERAL DEPOSIT INSURANCE CORPORATION**

I. PURPOSE

The purpose of this Inter Agency Agreement (“IAA”) between the United States Department of Agriculture (USDA) and the Federal Deposit Insurance Corporation, in its receivership capacity (“FDIC”), is to provide timely and cost-effective administration, servicing, collection, and sale of loans or portions thereof, that are guaranteed by the USDA and for which the FDIC as Receiver is successor in interest to a failed depository institution which was a USDA lender.

This Agreement supersedes all previous agreements and Memoranda of Understanding between Farm Service Agency (FSA) or Rural Development (RD), USDA and FDIC previously agreed to and any subsequent amendments.

II. BACKGROUND

Under the authority of 7 USC 1981 the Secretary of Agriculture may make contracts for services incident to making, insuring, collecting, and servicing loans and property as necessary to carry out the purposes of the Consolidated Farm and Rural Development Act (Con Act), 7 USC 1921 et seq. FSA Farm Loan Programs and most Rural Development (RD) loans are authorized by the Con Act. The Secretary has similar authority to enter into agreements to carry out title V of the Housing Act of 1949 under 42 USC 1480. That title authorizes the RD housing programs. RD also makes guaranteed loans under the energy title of the Farm Security and Rural Investment Act of 2002 (Pub.L. 107-171), as amended by the Food, Conservation, and Energy Act of 2008 (Pub.L. 110-246), and reauthorized in the Agricultural Act of 2014 (Public Law No: 113-79). Under 12 USC 1821 (d)(2)(E) and 12 USC 1823(d)(3)(A), the FDIC acting in its corporate or receivership capacity has the authority to liquidate the assets of failed insured depository institutions (“failed financial institutions”) when the FDIC is appointed Receiver. Under 12 USC 1819(a), FDIC has the authority to enter into an agreement such as this IAA. It is not the purpose of this IAA to abrogate existing statutes, rules or regulations of the FDIC, or USDA.

NOW THEREFORE, USDA and FDIC, in a spirit of cooperation, agree as follows:

III. DEFINED TERMS

Whenever used in this Agreement, the following terms will have the meanings set forth in this Section III:

IAA FDIC USDA 10272016

Interagency Agreement (Continued)

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- “FDIC Investor” means any purchaser from the FDIC who/which is not an FSA or RD approved lender.
- “FDIC Loan Sale” means a sale conducted by the FDIC in accordance with Section IV (L) of this IAA, for the purposes of liquidating loans owned or made by a failed financial institution and transferring them to one or more FSA or RD Lenders, or FDIC Investors.
- “FDIC Loan Sale Agreement” means the written agreement between the FDIC and any purchaser of loans in an FDIC Loan Sale.
- “FSA Borrower” means all obligors and guarantors (other than FSA) of an FSA guaranteed farm loan.
- “FSA Lender” means a lender that is an approved lender under FSA’s guaranteed Farm Loan Program.
- “FSA Loan” means any Farm Loan Programs loan guaranteed under the Con Act.
- “FSA Purchased Loan” means an FSA Loan of which FSA has repurchased a guaranteed portion of the loan from a holder and is the legal owner of such interest in the FSA Loan.
- “Performing Loan” means a loan that is paying as agreed (currently less than 60 days past due) and is expected to pay in full under the terms of the note. Prior delinquencies or file-documentation problems do not disqualify a loan as performing.
- “Non-performing Loans” means a loan that is 60 days past due or is past the note (including modifications) maturity date, regardless of whether ongoing payments are being received from the borrower. Non-performing Loans also include all guaranteed loans with loan related judgments, deficiency balances, or charge-offs regardless of delinquency.
- “Participation” means a loan arrangement where a primary or lead lender is the lender of record but the loan funds may be provided by one or more other lenders due to the loan size or other factors. Typically, participating lenders share in the interest income or profit on the loan based on the relative amount of the loan funds provided after deducting the servicing fees of the primary or lead lender. USDA guarantee responsibilities run to the lender of record and not to such participants.

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Interagency Agreement (Continued)

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- “RD Borrower” means all obligors and guarantors (other than RD) of an RD guaranteed Loan.
- “RD Lender” means a lender that is an approved lender for the relevant RD guaranteed loan program.
- “RD Loan” means any loan guaranteed by RD.
- “RD Purchased Loan” means an RD Loan of which RD has repurchased a guaranteed portion from the holder and is the legal owner of such repurchased interest in the RD Loan.
- “Rural Development” or (RD) means the mission area within USDA which includes the Rural Housing Service (RHS), Rural Utilities Service (RUS), and Rural Business-Cooperative Service (RBS).
- “Secondary Market Investor” or “Secondary Market Holder” means a purchaser of all or part of a guaranteed interest in an FSA Loan or an RD Loan.
- “Servicing released” means the FSA or RD Loan sold by the FDIC requires the buyer to service that loan. In some instances the FDIC will service (directly or indirectly through a third party servicer) a “servicing released” loan for an interim period between the date of closing the sale, and the date the loan is transferred to the buyer’s system of record. This interim servicing period is not intended to be longer than thirty (30) calendar days after the closing date.

IV. SCOPE AND RESPONSIBILITIES

A. PROTOCOL FOR REFERENCE TO USDA LOANS

All correspondence, spreadsheets, and other communications between FDIC and USDA regarding FSA or RD Loans will include: (1) the FSA or RD Loan number and the borrower name, and (2) any loan number and loan name assigned by the failed financial institution or FDIC.

B. FDIC TO NOTIFY USDA WHEN FDIC IS APPOINTED RECEIVER OF AN FSA OR RD LENDER

FDIC will notify the appropriate USDA contact(s) by read receipt email within five (5) business days after FDIC is appointed Receiver of a financial institution which operated as an FSA or RD Lender. Upon receiving this notification, USDA will, within 3 business days, provide a list of all guaranteed loans with the failed financial institution to the FDIC contact

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Interagency Agreement (Continued)

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identified in the notification. Additionally, USDA will provide the FDIC Point of Contact ("POC") with the contact names, addresses and phone numbers of the local USDA offices the FDIC receivership will be working with on any acquired FSA and/or RD loans.

C. FDIC TO NOTIFY AFFECTED FSA AND RD BORROWERS

1. When FDIC becomes successor in interest to any FSA or RD Loan as Receiver of an FSA or RD Lender, FDIC will notify affected FSA or RD Borrowers in writing and give them the address to which future loan payments should be submitted and provide contact information for FDIC.
2. When FDIC sells an FSA or RD Loan in an FDIC Loan Sale, FDIC will send a "good-bye" letter to the FSA or RD Borrower stating the date the loan was sold and the contact information for the buyer of the Loan.

D. SERVICING OF FSA AND RD LOANS PRIOR TO SALE BY FDIC

1. FDIC will service all FSA or RD Loans, using generally accepted commercial banking standards employed by prudent lenders and applicable FSA and RD regulations and contracts. FSA and RD shall provide the FDIC POC with Internet links and other necessary documents to facilitate the FDIC's efforts to adhere to the applicable FSA and RD regulations and contracts. This will continue until the FSA or RD Loan is sold to an FDIC Investor, or a FSA or RD Lender and the servicing is released to such buyer.

For the avoidance of doubt, nothing contained in this IAA shall waive or prevent the exercise of any powers granted to the FDIC as Receiver of a failed financial institution, by statute or otherwise, including the right to repudiate contracts. In addition, it is understood that FDIC as Receiver is not an open financial institution conducting commercial banking activities or operations, but rather is engaged in winding-up and liquidating activities. As a consequence, while FDIC as Receiver may make funding decisions on loans in the pipeline of the failed bank as of the date of failure, it will not: initiate any new FSA or RD loan applications, meet any net worth requirements, prepare audited financial statements, obtain directors/officers insurance, or comply with these types of ancillary ongoing business activities.

2. If the failed financial institution sold participation(s) to third parties that were repurchased by FSA or RD, the FDIC will continue to perform under these participation agreements as

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Interagency Agreement (Continued)

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successor-in-interest to the failed financial institution. Notwithstanding this provision, the FDIC retains its authority relative to the handling of loans where obligors elect to exercise their right of offset on excess deposits. This may result in the FDIC issuing a Receivership Certificate to FSA or RD to the extent of the offset.

3. In those instances where FDIC is servicing FSA or RD Loans:
 - a. FDIC will receive loan payments directly from FSA or RD Borrowers.
 - b. FDIC will respond to any FSA or RD Borrower inquiries regarding payments on such loans. All borrower inquiries shall be re-directed to FDIC.
 - c. FDIC will keep all necessary records regarding payments received and will make all payment distributions to FSA or RD and holders of the unguaranteed interests or participation interests in each FSA or RD Loan as appropriate.
 - d. If the guaranteed portion of an FSA or RD Loan has been sold to a Secondary Market Investor, and FSA or RD has not purchased such portion of the loan, FDIC will forward the Secondary Market Investor's share of any loan payments along with an accounting of such funds.
 - e. For all non-performing loans with guarantees that FSA or RD consider valid, FDIC will consider restructuring with all servicing actions authorized by the appropriate state office of the FSA or RD. After receipt of a restructuring approval request from the FDIC, the respective FSA or RD state office shall have 10 business days from the date of receipt or date of receipt of any additional information requested to provide the requested approval. If the requested approval is not received by the FDIC POC within the 10 day period, the FDIC shall immediately notify the FSA and/or RD POC as designated in this IAA and allow for an additional 3 business days to acquire the requested approval. After such 3-day period and if the requested approval has still not been received by the FDIC POC, the FDIC shall proceed forward as it deems in the best interest of the respective receivership; FSA and/or RD shall be bound by the FDIC receivership decision.

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Interagency Agreement (Continued)

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- f. When an FSA or RD Conditional Commitment for Guarantee has been issued to a closed bank, such commitment will be deemed canceled unless the Receiver and USDA agree that the funding of the loan will be in the best interest of USDA and enhance the ability of the FSA or RD Borrower to fulfill its obligation under any existing USDA direct or guaranteed loan.

E. USDA AND FDIC WILL MAXIMIZE THE NUMBER OF FSA AND RD LOANS INCLUDED IN FDIC SALES EVENTS

It is the goal of FDIC to market 90 percent of all saleable FSA and RD Loans to approved lenders for the programs involved when appropriate, and to FDIC Investors within ninety (90) days of a financial institution's failure. It is highly desirable and beneficial for FDIC and USDA to work together to expeditiously sell all performing and non-performing FSA and RD Loans to FSA and RD approved lenders with the guarantee intact after the failure of a financial institution. Sales to "FDIC Investors" will not retain the USDA guarantee. Therefore, FDIC and USDA shall work together to include as many FSA or RD Loans as possible in FDIC's post-financial institution failure loan sales ("FDIC Loan Sales") and sell such loans to FSA and RD Lenders when appropriate. For the avoidance of doubt, nothing contained in this IAA shall prevent the FDIC from selling FSA and RD loans to FDIC Investors, including without limitation, an assuming institution in connection with a failed bank resolution, even if such sale would result in the loss of the USDA guarantee.

F. DISPOSITION OF GUARANTEED LOANS

USDA and the Receiver shall resolve the specific loan scenarios for Performing and Non-Performing Loans in accordance with paragraphs IV (H) through (L).

G. USDA FILE REVIEW

1. USDA's determination of the validity and continuation of its guarantee on each of its loans in the failed financial institution's FSA or RD Loan portfolio is critical to the accomplishment of FDIC's goal stated in Paragraph E above. In order for USDA to make its determination regarding the continuation of the guarantees, it is necessary that USDA review the failed financial institution's FSA and RD Loan files. The parties will safeguard all personally identifiable borrower information during this review in accordance with applicable law. To facilitate USDA's ability to expeditiously review these files, as soon as is practical after the appointment of FDIC as receiver of the failed financial institution,

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Interagency Agreement (Continued)

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FDIC will segregate FSA and RD Loan files from the failed financial institution's other loan files. Depending on the book value of the loan(s) and number of loans involved, FDIC will make FSA and RD Loan files available to USDA in one of the following manners in preferred order:

- a. FDIC will provide USDA access at the failed bank premises to conduct a file review, as appropriate; or
 - b. FDIC, at its own expense, will image the necessary documents for FSA and/or RD based on the FSA/RD provided instructions. In coordination with USDA, these imaged documents will be transferred to USDA via FDIC secure file transfer in accordance with the FDIC's then applicable document security policies for review as appropriate. In lieu thereof, FDIC may, in its discretion, provide USDA with access to a secure electronic venue for review of scanned images of said necessary documents.
2. USDA and FDIC will work together during the file review so that USDA can determine whether any future loss claim would be reduced or denied, or if the guarantee is valid as of the date of the file review.
 3. Within twenty (20) business days of the completion of the USDA file review, or within a timeframe agreed to by FDIC and USDA, USDA will identify for FDIC based on the information available as of the date of the file review: (a) those FSA and RD Loans that have a valid guarantee; and (b) those FSA and RD Loans that may have a problem that may cause FSA or RD to reduce or deny any future loss claim request. USDA will notify FDIC of any reasons for possible denial or reduction of any future loss claim for each FSA and RD Loan, including denial or reduction due to documentation deficiencies.
 4. Before a final decision is rendered on loans that USDA has indicated a possible denial or reduction due to documentation deficiencies, FDIC will be provided a period of 21 business days to locate the missing documents. If the documents are located, FDIC will submit the missing documents to USDA for reconsideration. Within 21 business days of the FDIC presenting the missing documentation, USDA shall provide the FDIC with a final decision that USDA is satisfied with the additional documentation and USDA will provide FDIC with a final report of (1) loans indicating the validity and continuation of its guarantee based on the

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Interagency Agreement (Continued)

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information available at that time and (2) those loans wherein there is no guaranty.

H. FDIC'S REQUEST FOR USDA TO PAY A FINAL LOSS CLAIM ON NON-PERFORMING FSA OR RD LOANS WHEN USDA HAS DETERMINED THE GUARANTEE IS VALID

Within twenty (20) business days of FDIC receiving USDA's notification described in Paragraph G (3) and (4) of this Section of the IAA, or within a timeframe agreed to by FDIC and USDA, FDIC will submit to the appropriate USDA Point of Contact ("POC") listed in Section VII of this IAA, via read receipt email, written formal requests for USDA to honor its guarantee and purchase obligations on certain non-performing FSA/RD guaranteed loans. FDIC Purchase Requests (the equivalent of a final loss claim) will consist of the principal and interest balances less appraised value of collateral, based on a current appraisal. Purchase Requests will include all documentation required by the applicable USDA regulations. To facilitate these Purchase Requests, the USDA shall provide the FDIC POC with a detailed list of the required documentation or shall provide the FDIC POC with an Internet link to the specific USDA regulation that details the documentation required. Within twenty (20) business days after receiving the Purchase Requests from FDIC or within a timeframe agreed to by FDIC and USDA, USDA will examine all Purchase Request documentation and determine in its sole discretion under applicable rules and regulations whether USDA will pay the loss claims. FSA or RD will either (1) agree to the loss claims and remit the required funds to FDIC electronically; or (2) withhold one or more of the loss claims and provide written explanation to FDIC for such withholding.

In the event USDA denies or reduces a loss claim, USDA and FDIC shall immediately discuss and address the loss claim so that USDA can reach a final loss claim determination on that FSA or RD Loan.

I. USDA SECONDARY MARKET PURCHASE, FDIC SALE, PAYMENT AND CANCELLATION OF USDA GUARANTEE

When FSA or RD is required to purchase the guaranteed portion of a performing loan from a Secondary Market Investor while FDIC holds an ownership interest, the guarantee will become invalid. FDIC will obtain a current appraisal of the remaining loan collateral and any other documentation necessary to determine the value of the loan. FDIC shall place the loan into a loan pool as described in Section L. Upon the sale of the loan, FSA and/or RD shall be entitled to their participatory interest of the net sale proceeds attributed to that loan.

K. CANCELLATION OF USDA GUARANTEE

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Interagency Agreement (Continued)

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Notwithstanding the provisions in Paragraph H or I, USDA reserves the right to cancel or reduce its guarantee on any FSA or RD Loan in accordance with applicable USDA regulations. In the event that USDA cancels or reduces a guarantee, it will notify the FDIC POC via read receipt email within 5 business days of the FSA or RD cancellation or reduction.

L. FDIC'S MARKETING AND SALE OF FSA AND RD LOANS

In accordance with FDIC's goal cited in Paragraph E of this Section, FDIC will attempt to market FSA and RD Loans within ninety (90) days of the related financial institution's failure.

1. In any sale of an FSA or RD Loan portfolio, FDIC will seek to expose the FSA or RD Loans to an appropriately wide market of qualified potential buyers. FDIC will market RD Loans to RD Lenders and FDIC Investors. FDIC and USDA understand and agree that to maintain the FSA or RD guarantees, a purchaser must be an FSA or RD approved lender, respectively. Lender approval requirements will vary by guaranteed loan program.
2. FDIC will assemble and pool a failed financial institution's outstanding FSA Loans and RD Loans as follows:
 - a. 100% owned FSA Loans when the failed institution retains the guaranteed portion of the loan - This pool will include all loans which FSA indicates its guarantee remains in-force, or FSA has found documentation deficiencies that, if cured, would allow FSA to entertain a request from the buyer for transfer of the FSA guarantee. FDIC will make every effort to correct document deficiencies prior to the sale of these loans. FDIC will disclose in the loan sale those loans which have documentation deficiencies. This pool must be sold to an FSA Lender in accordance with FSA regulations in order for the FSA guarantee to remain in-force
 - b. 100% owned RD Loans when the failed institution retains the guaranteed portion of the loan. Where applicable, this pool will include all loans which RD indicates its guarantee remains in-force, or RD has found documentation deficiencies that, if cured, would allow RD to entertain a request from the buyer for transfer of the RD guarantee. FDIC will make every effort to correct document deficiencies prior to the sale of these loans. FDIC will disclose in the loan sale those loans which have documentation deficiencies. This pool must be sold to a

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Interagency Agreement (Continued)

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RD approved Lender in accordance with appropriate agency regulations in order for the RD guarantee to remain in-force.

- c. FSA Loans when the guaranteed portion of the loans is held by third parties - This pool must be sold to an FSA Lender, to retain the guarantee to the lender.
- d. RD Loans when the guaranteed portion of the loans is held by third parties - This pool must be sold to an RD Lender, to retain the guarantee to the lender.
- e. FSA Purchased Loans - This pool will include those loans of which FSA has purchased the guarantee portion from a Secondary Market Investor or when FSA has paid an estimated loss claim, prior to the time the Receivership is established and those non-performing loans that FSA purchases subsequent to establishment of the Receivership. This pool will be comprised of the unguaranteed portion of FSA Loans owned by FDIC and the FSA purchased portion of the loans that have been assigned to FDIC.

When the FDIC is servicing an FSA secondary market purchased loan and retains a legal ownership interest, USDA shall expeditiously assign any ownership interest it has in the loan to FDIC pursuant to an Authorization and Consent to the Sale of Loans and Assignment of Participation Interest form as set out in Exhibit A attached hereto. All loans will be sold on a Servicing Released basis without the guarantee.

- f. RD Purchased Loans - This pool will include those loans of which RD has purchased the guarantee portion from a Secondary Market Investor or when RD has paid an estimated loss claim, prior to the time the Receivership is established and those non-performing loans that RD purchases subsequent to establishment of the Receivership. This pool will be comprised of the unguaranteed portion of RD Loans owned by FDIC and the RD purchased portion of the loans that have been assigned to FDIC.

When the FDIC is servicing an RD secondary market purchased loan and retains a legal ownership interest, USDA shall expeditiously assign any ownership interest it has in the loan to FDIC pursuant to an Authorization and Consent to the Sale of Loans and Assignment of

IAA FDIC USDA 10272016

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Interagency Agreement (Continued)

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Participation Interest form as set out in Exhibit A attached hereto. All loans will be sold on a Servicing Released basis without the guarantee.

- g. Loans that FSA or RD has determined their guarantee is no longer valid, including those on which FSA or RD has already paid a final loss claim to FDIC, will be placed in various homogenous loan pools of the failed financial institution as loans without a guarantee.
3. With regard to FDIC sales of assembled pools to purchasers of failed financial institution loans, FDIC reserves the right to sell loan pools to the highest bidder as follows:
- a. For loans described in Paragraph L(2)(a), FSA loans that are 100% owned by the FDIC, the FDIC must make all purchasers aware that the loan is not guaranteed by FSA if the purchaser is not an eligible FSA Lender. The FDIC POC will notify FSA via read receipt email, within 2 business days of the FDIC determining the winning bidder of the name of the winning bidder. FSA will, within 5 business days of this FDIC notification, notify the FDIC POC via read receipt email, if the winning bidder is not eligible as an FSA lender.
 - b. For loans described in Paragraph L (2) (c), the FDIC must sell these loans to an FSA lender in order to retain the guaranty to the lender and protect the third party participant.
 - c. For loans described in Paragraph L(2)(b), RD loans that are 100% owned by the FDIC, the FDIC must make all purchasers aware that the loan is not guaranteed by RD if the purchaser is not an eligible RD lender. The FDIC POC will notify RD via read receipt email, within 2 business days of the FDIC determining the name of the winning bidder. RD will, within 5 business days of this FDIC notification, notify the FDIC POC via read receipt email, if the winning bidder is not eligible as an RD lender.
 - d. For loans described in Paragraph L (2) (d), the FDIC must sell these loans to an RD lender in order to retain the guaranty and protect the third party participant.
4. Notwithstanding the foregoing, FDIC may elect to include FSA and RD loans in broader portfolio offerings if, in its discretion,

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Interagency Agreement (Continued)

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FDIC determines that this is the appropriate course of action for the failed institution(s) involved.

5. FDIC will remit to USDA its share of the sale proceeds as described in Exhibit A, Authorization and Consent to the Sale of Loans and Assignment of Participation Interest.
6. In connection with any FSA or RD loan with respect to which FDIC has remitted to USDA the USDA's share of sales proceeds as provided in paragraph L (5), FSA and RD agree to reimburse FDIC in the amount of proceeds paid to USDA attributable to such loan in the event that FDIC is required to repurchase such loan from the purchaser under the terms of the applicable FDIC Loan Sale Agreement. Such reimbursement shall be made within twenty (20) days of notification by FDIC that it has repurchased the loan from the purchaser. The effect of such repurchase and reimbursement will be to "unwind" the transaction solely as it relates to such loan and the FDIC will recommence servicing of such loan in accordance with the applicable provisions of this IAA.

V. ONGOING PROCEDURES

FSA and FDIC may agree to jointly establish procedures for administration, servicing, collection, and sale of FSA loans. RD and FDIC may agree to jointly establish procedures for administration, servicing, collection, and sale of RD loans. If any such procedures are established, such will be submitted as an exhibit or attachment to this agreement.

VI. EXPENDITURES

This IAA does not authorize the expenditure of funds by either FDIC or USDA.

VII. POINTS OF CONTACT (POC)

The individuals, offices, and departments listed in this section will be the respective points of contact for this IAA. This POC may be amended by any party upon written notice to the other party.

The POC for this IAA will be the following:

For FSA:

Craig Nehls
Deputy Director
Loan Servicing and Property Management Division

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Interagency Agreement (Continued)

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Farm Service Agency
1400 Independence Ave, SW
STOP 0523
Washington, DC 20250

Telephone: (202) 720-0628
Fax: (202) 720-6797
E-mail: Craig.Nehls@wdc.usda.gov

For RD:

Mr. David Lewis
Branch Chief
Business and Industry Division (Servicing)
USDA, Rural Development
1400 Independence Ave, SW
MS 3224, Room 6859
Washington, DC 20250

Telephone (202) 690-0797
Fax: (202) 720-6003
E-mail: David.Lewis@wdc.usda.gov

For FDIC:

Mike Spaid
Assistant Director, Asset Management
Federal Deposit Insurance Corporation
1601 Bryan Street
Dallas, Texas 75201

Telephone: (972) 761-2223
Fax: (972) 761-2223
E-mail: mspaid@fdic.gov

Pamela Chrystal
Resolution & Receiverships Specialist, Asset Management
Federal Deposit Insurance Corporation
1601 Bryan Street
Dallas, Texas 75201

Telephone: (972) 560-3797
Fax: (972) 560-3797
E-mail: pchrystal@fdic.gov

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Interagency Agreement (Continued)

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The POCs will facilitate communication between the two parties as necessary. All notices required under this IAA must be delivered to each POC.

VIII. INITIAL TERM OF IAA AND RENEWAL

This IAA will take effect at the time of execution by all parties and will remain in effect for three years from that date. Unless the IAA is renewed, FDIC may not sell or transfer USDA's interest in any FSA or RD Loan after the end of the three-year period. The parties may, before or after expiration of the IAA, agree in writing to renew the IAA with the same or modified terms and conditions for a maximum renewal term of three years. The IAA may be renewed on more than one occasion. Expiration of this IAA will have no effect on the obligations of USDA or FDIC with respect to all FSA or RD Loans that FDIC administered, serviced, collected and/or sold prior to the expiration of this IAA.

No later than 180 days before the expiration of the initial term of this IAA, the parties will discuss renewal or modification of this IAA.

IX. AMENDMENTS AND MODIFICATIONS

USDA and FDIC may negotiate modifications to this IAA to clarify, expand or revise its terms. Any party may request negotiations to effect changes to this IAA. This IAA may be amended or modified only upon written mutual agreement of the parties.

X. RESOLUTION OF DISPUTES BETWEEN PARTIES

This IAA is for the purpose of improving the servicing process and disposition of USDA guaranteed loan portfolios under the supervision of FDIC. Nothing within this IAA alters the legal rights of either party pursuant to signed agreements between the FSA and any FSA Lender for which FDIC serves as Receiver. Nothing within this IAA alters the legal rights of either party pursuant to signed agreements between the RD and any RD Lender for which FDIC serves as Receiver. This IAA does not create any legal rights or obligations on the part of any third parties. FDIC and USDA shall attempt to resolve all disputes or disagreements regarding this IAA through the Points of Contact listed in Section VII.

XI. TERMINATION

USDA or FDIC may terminate this IAA on thirty (30) days written notice to the other parties. Termination will have no effect on the obligations of USDA or FDIC with respect to any FDIC Loan Sale that was approved prior to termination of this IAA.

XII. ASSIGNMENT

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Interagency Agreement (Continued)

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Except as provided herein, neither USDA nor FDIC will assign its respective rights, duties, responsibilities, or obligations under this IAA without prior written consent of the other party.

XIII. NO THIRD PARTY BENEFICIARY

The parties acknowledge that this IAA is intended to benefit only USDA and FDIC and their respective successors and permitted assigns, and no other party is entitled to enforce the obligations of this IAA.

XIV. APPLICABILITY

This IAA applies to all FSA and RD Loans that FDIC is appointed to administer, service, collect, and sell which are currently held by or acquired by the FDIC after the execution date of this IAA but prior to the expiration of this IAA. This IAA applies to FDIC only in its Receivership capacity and its corporate liquidator capacity as the successor in interest to assets of failed depository institutions. It is not the purpose of this IAA to abrogate existing statutes, rules or regulations of FDIC, or USDA and nothing contained in this IAA shall be construed to restrict or limit the statutory authority provided to either FDIC or USDA. For the avoidance of doubt, nothing contained in this IAA shall be construed to limit or prevent FDIC from exercising its statutory authority regarding selling or transferring receivership assets, such as FSA or RD Loans, to third parties, including without limitation, an Assuming Institution in connection with a failed bank resolution, or to FDIC Investors. In addition, notwithstanding any other language contained anywhere in this IAA, it is understood and acknowledged that any and all claims against FDIC as successor to a failed financial institution shall be processed only under the claims process and procedures established under the Federal Deposit Insurance Act.

XV. AUTHORITY

The parties enter into this IAA under the authority of 7 USC 1981, 42 USC 1480, 12 USC 1819(a), 12 USC 1821(d) (2), and 12 USC 1823 (d) (3) (A) of the Federal Deposit Insurance Act, all as amended.

XVI. SIGNATURES

The signatories below represent they have the authority to make the commitments set forth in this IAA on behalf of their respective organizations. This IAA is being signed on behalf of USDA by the Farm Service Agency and the Rural Housing Service, the Rural Utilities Service, and the Rural Business-Cooperative Service, the three agencies that are under the Rural Development mission area at USDA. This instrument may be executed in a number of identical counterparts, each of which, for all purposes, shall be deemed an original.

IAA FDIC USDA 10272016

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Interagency Agreement (Continued)

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SIGNATURE PAGE TO FOLLOW

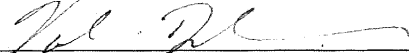
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IN WITNESS WHEREFORE, EACH PARTY HAS CAUSED THIS INSTRUMENT TO BE SIGNED ON ITS BEHALF BY ITS DULY AUTHORIZED AGENTS.

Executed this ____ day of _____, 2016

UNITED STATES DEPARTMENT OF AGRICULTURE by

FARM SERVICE AGENCY

By 

Title: Administrator, Farm Service Agency

and

RURAL DEVELOPMENT

By _____

Title: Administrator, Rural Business-Cooperative Service

By _____

Title: Administrator, Rural Housing Service

By _____

Title: Administrator, Rural Utilities Service

FEDERAL DEPOSIT INSURANCE CORPORATION

By _____

Title: Director, Division of Resolutions and Receiverships

IAA FDIC USDA 10272016

--*

Interagency Agreement (Continued)

*--

SIGNATURE PAGE TO FOLLOW

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IN WITNESS WHEREFORE, EACH PARTY HAS CAUSED THIS INSTRUMENT TO BE SIGNED ON ITS BEHALF BY ITS DULY AUTHORIZED AGENTS.

Executed this ____ day of _____, 2016

UNITED STATES DEPARTMENT OF AGRICULTURE by

FARM SERVICE AGENCY

By _____

Title: Administrator, Farm Service Agency

and

RURAL DEVELOPMENT

By  _____

Title: Administrator, Rural Business-Cooperative Service

By _____

Title: Administrator, Rural Housing Service

By  _____

Title: Administrator, Rural Utilities Service

FEDERAL DEPOSIT INSURANCE CORPORATION

By _____

Title: Director, Division of Resolutions and Receiverships

IAA FDIC USDA 10272016

--*

Interagency Agreement (Continued)

*--

SIGNATURE PAGE TO FOLLOW

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IN WITNESS WHEREFORE, EACH PARTY HAS CAUSED THIS INSTRUMENT TO BE SIGNED ON ITS BEHALF BY ITS DULY AUTHORIZED AGENTS.

Executed this ____ day of _____, 2016

UNITED STATES DEPARTMENT OF AGRICULTURE by

FARM SERVICE AGENCY

By _____

Title: Administrator, Farm Service Agency

and

RURAL DEVELOPMENT

By _____

Title: Administrator, Rural Business-Cooperative Service

By Tony Durando

Title: Administrator, Rural Housing Service

By _____

Title: Administrator, Rural Utilities Service

FEDERAL DEPOSIT INSURANCE CORPORATION

By _____

Title: Director, Division of Resolutions and Receiverships

IAA FDIC USDA 10272016

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Interagency Agreement (Continued)

*--

SIGNATURE PAGE TO FOLLOW

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IN WITNESS WHEREFORE, EACH PARTY HAS CAUSED THIS INSTRUMENT TO BE SIGNED ON ITS BEHALF BY ITS DULY AUTHORIZED AGENTS.

Executed this 21st day of December, 2016

UNITED STATES DEPARTMENT OF AGRICULTURE by

FARM SERVICE AGENCY

By _____

Title: Administrator, Farm Service Agency

and

RURAL DEVELOPMENT

By _____

Title: Administrator, Rural Business-Cooperative Service

By _____

Title: Administrator, Rural Housing Service

By _____

Title: Administrator, Rural Utilities Service

FEDERAL DEPOSIT INSURANCE CORPORATION

By Bret Edwards 12/21/16

Title: Director, Division of Resolutions and Receiverships

IAA FDIC USDA 10272016

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Interagency Agreement (Continued)

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EXHIBIT "A"

AUTHORIZATION AND CONSENT TO THE SALE OF LOANS
AND ASSIGNMENT OF PARTICIPATION INTEREST

This Authorization and Consent to the Sale of Loans (this "Agreement") is made this _____ day of _____, 20__ by and between the U.S. Department of Agriculture ("USDA") and the Federal Deposit Insurance Corporation (the "FDIC") as Receiver of _____ (name of failed financial institution, city and state).

RECITALS

A. _____ (name of failed financial institution, city and state) (the "Lender") originated and was the holder of an interest in each of the loans identified on Attachment I to this Agreement (the "Loans"), each of which Loans were previously guaranteed by Farm Service Agency (FSA) or Rural Development (RD), USDA pursuant to a Lender's Agreement executed by the Lender and Agency and a Loan Note Guarantee executed by the Agency,

B. The Lender was declared insolvent and FDIC was appointed as Receiver ("FDIC/Receiver"). FDIC/Receiver assumed all of Lender's rights, title, and interest in the Loans.

C. As a result of a default, USDA purchased the guaranteed portion from a secondary market investor or holder pursuant to the Loan Guarantee and acquired a participation interest in the Loans. FDIC/Receiver holds legal title to and a participation interest in the Loans. FDIC/Receiver is the Servicer of the Loans.

D. FDIC/Receiver wishes to include the Loans in several pools of loans ("Pool") in one of its upcoming loan sales ("Sale"), of which the Sale will involve the transfer of all legal rights, title, and interest in the Loans.

E. In order to facilitate the marketing and sale of the Loans, USDA wishes to transfer its participation interest in the Loans to FDIC/Receiver pursuant to the terms and conditions set forth in this Agreement so FDIC/Receiver will have all rights, title, and interest in the Loans at the time the transactions that constitute a Sale are consummated.

TERMS

IAA FDIC USDA 10272016

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Interagency Agreement (Continued)

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1. When USDA holds a financial interest in the loan as a result of paying an estimated loss claim or purchasing the guaranteed portion from a secondary market investor, FDIC/Receiver promises to promptly remit to USDA its share of sale proceeds and other payments in accordance with Paragraphs 5 and 6. Therefore, USDA hereby assigns, transfers, sets over, and conveys to FDIC/Receiver all of FSA's and RD's participation interests in the Loans.

2. USDA hereby authorizes and consents to FDIC's sale of the Loans so long as the Pool in which a Loan or Loans is sold, is sold at or above FDIC/Receiver's valuation (the "FDIC Valuation") for that Pool.

3. In the event FDIC/Receiver wishes to sell a Pool including a Loan or Loans for a price lower than FDIC Valuation for that Pool (a "Below-FDIC Valuation Pool"), the FDIC/Receiver POC will send, via read receipt email, to USDA POCs listed in the Inter-Agency Agreement between the parties, the bid results regarding the Below-FDIC Valuation Pool.

USDA shall have 2 business days from receipt of this read receipt email notification to agree to or decline the sale of such Below-FDIC Valuation Pool at the proposed below-valuation price. Within said 2 business days, USDA will notify the FDIC POC, via read receipt email written notice of its decision. If USDA agrees to the sale of the Below-FDIC Valuation Pool, FDIC/Receiver may sell the Below-FDIC Valuation Pool. If FSA or RD does not agree to the sale of the Below-FDIC Valuation Pool, the FDIC/Receiver may not sell the Below-FDIC Valuation Pool. In no event shall USDA have the authority to instruct FDIC/Receiver to sell a Below-FDIC Valuation Pool if FDIC/Receiver chooses not to sell such Below-FDIC Valuation Pool.

4. In connection herewith, USDA authorizes FDIC/Receiver to undertake such actions as FDIC/Receiver may deem appropriate to market and sell the Loans, including, but not limited to, the disclosure of any and all information in FDIC/Receiver's possession regarding the Loans.

5. Attachment I sets out the percentage of USDA's present ownership in each Loan. In consideration of the mutual benefits to be derived from FDIC/Receiver's sale of the Loans as described above, FDIC/Receiver and USDA agree that USDA will receive, as to each Loan sold in a Sale, the same percentage of net proceeds of that Loan as the percentage of USDA's ownership in that Loan shown in Attachment I. Also, FDIC/Receiver will pay USDA that same percentage of the principal and interest portion of any Loan payments received by the FDIC/Receiver pursuant to the terms of the applicable loan sale agreement. FDIC/Receiver agrees to remit USDA's share of net proceeds and Loan payments to USDA within thirty (30) days after closing with the successful bidder.

6. As part of the Sale, FDIC/Receiver will break down the bid on each Pool as to the percent of the bid attributable to each loan in the Pool. This will enable FDIC/Receiver to demonstrate the sale price of each Loan. Following the sale of the Loans, FDIC/Receiver will remit to USDA their share of proceeds as described in

IAA FDIC USDA 10272016

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Interagency Agreement (Continued)

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Paragraph 5 above. FDIC/Receiver agrees to provide this bid information to USDA upon USDA's request.

7. As an inducement to FDIC/Receiver to include the Loans in a Sale, USDA represents and warrants to and covenants with FDIC/Receiver that, as to the participation interests it has assigned herein:

- (a) USDA had a participation interest in each of the Loans;
- (b) USDA had the right to sell such interests;
- (c) USDA had not pledged, hypothecated, assigned, released or subordinated its interests in any of the Loans;
- (d) USDA has all requisite power and authority to execute this Agreement and to perform all of its obligations pursuant to this Agreement and USDA has taken all necessary actions to authorize the execution, delivery, and performance of this Agreement and this Agreement is a valid and binding agreement enforceable against USDA in accordance with its terms;

8. FDIC/Receiver and USDA agree to cooperate in facilitating the transactions contemplated in this Agreement by promptly executing any required amendments or documents or providing necessary information as appropriate and authorized by law.

9. This Agreement will be governed by, construed and enforced in accordance with applicable Federal law.

10. This Agreement will be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

11. Each part of this Agreement is intended to be severable. If any term, covenant, condition, or provision hereof is illegal, invalid, or unenforceable for any reason, such illegality, invalidity, or unenforceability is not to affect the legality, validity, or enforceability of the remaining parts of this Agreement, and all such remaining parts of this Agreement will be legal, valid, and enforceable and have full force and effect as if the illegal, invalid, or unenforceable part had not been included.

12. This instrument may be executed in a number of identical counterparts, each of which, for all purposes, shall be deemed an original.

[SIGNATURE PAGE TO FOLLOW]

IAA FDIC USDA 10272016

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Interagency Agreement (Continued)

*--

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the undersigned have duly executed this Agreement
as of the date first written above.

WITNESS

U.S. DEPARTMENT OF AGRICULTURE
Farm Service Agency

By:
Printed name:
Title: State Executive Director

OR

U.S. DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT

WITNESS

By:
Printed name:
Title: State Director

FEDERAL DEPOSIT INSURANCE
CORPORATION AS RECEIVER OF (THE
SPECIFIC BANK NAME)

ATTEST/WITNESS

By:
Printed Name:
Attorney-in-Fact

IAA FDIC USDA 10272016

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Interagency Agreement (Continued)

*--

ACKNOWLEDGMENTS

DISTRICT OF COLUMBIA, ss:

Before me, the undersigned Notary Public, personally appeared _____,
the Authorized Agent for the United States Department of Agriculture and the person
who executed the foregoing instrument by virtue of the authority vested in him, and he
acknowledged to me that he executed the same for the purposes and consideration therein
expressed and in the capacity therein stated.

Given under my hand and seal this _____ day of _____, 20__

[SEAL]

Notary Public

My commission expires

IAA FDIC USDA 10272016

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Interagency Agreement (Continued)

*--

STATE OF TEXAS)
)
COUNTY OF DALLAS)

Before me, the undersigned Notary Public, personally appeared _____, Attorney-in Fact for the Federal Deposit Insurance Corporation and the person who executed the foregoing instrument by virtue of the authority vested in him/her, and he acknowledged to me that he/she executed the same as the act of the Federal Deposit Insurance Corporation acting in the capacity therein stated for the purposes and consideration therein expressed.

Given under my hand and seal this ____ day of _____, 20__.

[SEAL]

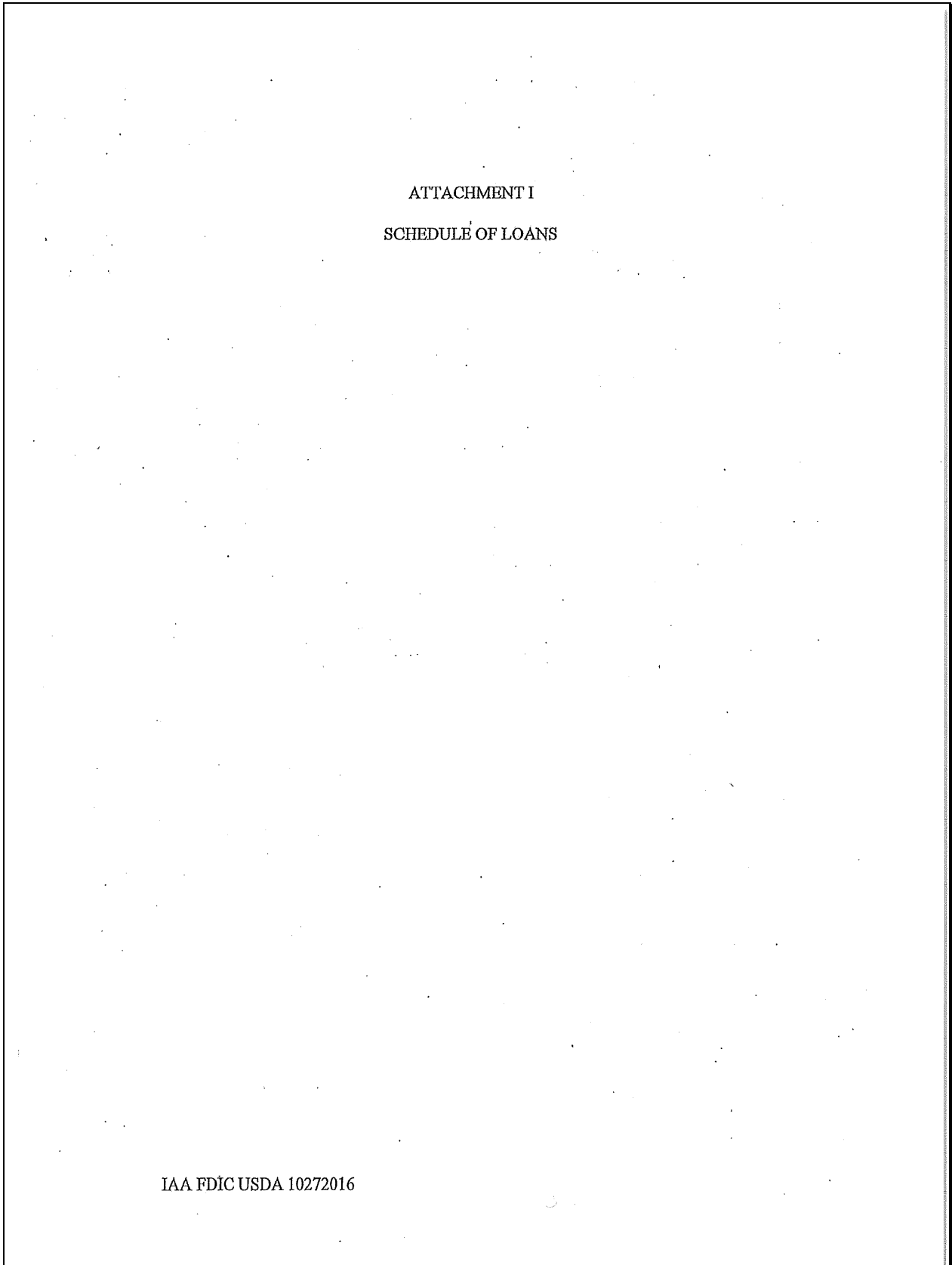
Notary Public

IAA FDIC USDA 10272016

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Interagency Agreement (Continued)

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***--FSA Appraisal Guidelines**

Land, Agricultural Improvements, CAFO, Rural Residence, Farm

The following information elements and content descriptions are provided as guidelines to assist lenders and appraisers when delivering USPAP compliant appraisal reports acceptable to FSA. Information Element labels shall be used in the report for clarity.

An Appraisal Report following these guidelines and completed by a qualified Certified General Real Estate Appraiser will meet FSA's underwriting rules. See Appraisal Guideline Addendums for specialty type properties such as poultry, dairy, etc.

For unique situations that do not fit the following guidelines, contact FSA with questions.

Step	Information Element	Content Description
1	Client	The client will be the lending institution as designated on the appraisal order or Letter of Engagement. Appraisal must be ordered by a financial institution.
2	Intended User(s)	The intended user(s) will be the lending institution and others as listed by the lender on the appraisal order or Letter of Engagement. FSA should be included as an intended user along with others that will rely upon the report. Do not include the borrower or property owner as an intended user.
3	Intended Use	Loan origination or loan servicing.
4	Appraisal Report	Prominently state the "Appraisal Report" option. Ensure that the report meets the content of an appraisal report from USPAP and the following FSA guidelines: i. Must have a Table of Contents with all pages sequentially numbered. ii. Appraiser resume listing applicable appraisal education and experience. iii. Restricted reports are not acceptable.
5	Purpose, Condition, Effective Date of Value, Inspection and Report Dates	Provides an "Opinion of Market Value. The condition of the subject should be, "As Is", "As Improved", or "Subject To". If "As Improved" or "Subject To" is used, describe why. State the effective date, inspection date, and report date. The inspection date should typically be the effective date of value. Explain if it is not (such as in a retrospective appraisal).
6	Market Value	Definition and source of market value.
7	Hypothetical Condition/ Extraordinary Assumptions	All hypothetical conditions and extraordinary assumptions shall be clearly and conspicuously described and state that their use might have affected the assignment results. For proposed new construction, a hypothetical condition would apply.

***--FSA Appraisal Guidelines (Continued)**

Land, Agricultural Improvements, CAFO, Rural Residence, Farm (Continued)

Step	Information Element	Content Description
8	Estate Appraised	Define the estate property rights; Fee simple, Leased fee, Leasehold, Life Estate, etc. and list restrictions to the estate (conservation easements, water rights, encumbrances, contracts, marketing agreements, etc.).
9	Scope of Work	Clearly identify the appraisal problem and provide a summary of the extent of research, verification and analysis to solve it, consistent with fulfilling USPAP Scope of Work rule, Client instructions and these guidelines. Include the appraisal order or Letter of Engagement along with any scope of work modifications, if applicable.
10a	Subject Property	<ul style="list-style-type: none"> i. Adequately identify the subject property with a legal description, map, tax number and/or 911 street address if improved. Include a GPS (latitude/longitude) reference if available. ii. Review and discuss listing and/or auction information and seller disclosures when applicable. iii. Analyze Flood Zone and Flood Map and identify if flood zone affects the subject property and reflect the effect of flood zone in the analysis of subject utility and market appeal, summarizing the result in the Appraisal report. iv. Provide and label color photos for dwelling and major improvements that contribute to value. Provide bare land photos for significant topographical features and permanent plantings.

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***--FSA Appraisal Guidelines (Continued)**

Land, Agricultural Improvements, CAFO, Rural Residence, Farm (Continued)

Step	Information Element	Content Description
10b	Physical Characteristics	<ul style="list-style-type: none"> i. Inspect all structural improvements on the subject. Interiors of major buildings shall be inspected. If a physical inspection is not possible, contact the client for authorization to continue without a physical interior inspection. ii. Include a sketch of subject dwelling(s) with contributory value and other major buildings, if applicable. Sketches should provide basis for determining structure size. iii. Include a color site aerial or sketch with labels for numerous buildings (dairy, swine, poultry, headquarters, etc.) iv. Provide color aerial, soil, topographical, permanent plantings and/or other applicable maps. Show property outlines and labels on the maps to describe the property. Include soil legend with soil map. v. Discuss fixtures and personal property (ensure that there is adequate justification for classification and valuation of personal property and fixtures). vi. Summarize any environmental concerns in the appraisal report discovered during the property inspection, and discuss their effect on value. This does not meet the due diligence requirements of the FSA for an environmental inspection.
10c	Legal Characteristics	<ul style="list-style-type: none"> i. Any impacts of zoning, easements, contracts, entitlements, encumbrances, water rights, partial interests, etc. shall be discussed and supported from the market if value adjustments are required. ii. Describe (not state) zoning to include; building eligibility, minimum lot size, feedlot registration and/or permits, and other pertinent factors that are applicable for the market area. iii. Describe irrigation, drainage and related issues in the appraisal report.
10d	Economic Characteristics	Economic impacts or characteristics of productivity, production and ownership costs, gross and net income, etc., shall be discussed and supported from the market if value adjustments are required. Discuss general market economics, or the economics of a specialized facility.

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***--FSA Appraisal Guidelines (Continued)**

Land, Agricultural Improvements, CAFO, Rural Residence, Farm (Continued)

Step	Information Element	Content Description
10e	Characteristics of the Estate Being Appraised	As part of the appraisal assignment under USPAP, characteristics of the property that are relevant to the type and definition of value and intended use of the appraisal must be considered; the property appraised must be identified including the property rights. This typically will include surface and subsurface rights, if the estate of the Subject property is whole. Consideration of oil, gas, minerals, timber, etc., and their possible influence on the value of the subject property constitutes good appraisal practice and should be discussed in the appraisal report.
10f	New Construction	The report shall include a copy of a blueprint, draft, and/or sketch, provided to the appraiser, along with a summary of cost estimates for the project. Client shall provide adequate documentation for the appraiser to develop a credible appraisal that is not misleading.
10g	Location	Describe the demographics, community services and market influences of the area. Discuss economic, industry and market trends. Identify the similar market area neighborhood or similar facility types for comparable sales.
11	Subject and Sales History	Analyze current sale agreements, options, or listings of the subject. Research, analyze, and report any prior sales of the subject or comparable sales within 3 years for all property types.
12	Highest and Best Use	Consider each factor of H&BU; legally permissible, physically possible, financially feasible and maximally productive (highest value). Describe and state reasoning and analysis for H&BU based on subject characteristics and market influences. Develop H&BU for “as vacant” and “as improved” when necessary. Land and improvements must be valued with the “consistent use” concept.

***--FSA Appraisal Guidelines (Continued)**

Step	Information Element	Content Description
13	Comparable Sale Data and Analysis	<p>Sales should be selected that have similar attributes of the subject, and described and analyzed so the reader has a clear understanding of how the “opinion of value” is supported. H&BU of comparable sales should be consistent with H&BU of subject.</p> <ol style="list-style-type: none"> i. Provide important attributes of the sale; date, price, terms, legal description, 911 street address when improved, tax ID, land classes, and improvement description. ii. Include a color site aerial or sketch with labels for numerous buildings (dairy, swine, HQ, etc.). iii. Provide color aerial, soil, topographical, permanent plantings and/or other applicable maps. iv. Color photos shall show dwelling and major improvements that contribute to value. v. Disclose how the sale was verified and marketed with a party to the transaction. vi. Provide bare land photos for significant topographical features and permanent plantings. vii. Summarize or include legible copies of the Certificate of Real Estate Value, Multi Listing Service, contracts, carry back mortgages, or other similar supporting documentation (retain documents in your work file). viii. Discuss fixtures and personal property (ensure that adequate justification for classification and valuation of personal property and fixtures is provided). ix. Sale analysis shall easily verify the applicable units of comparison and rates that support the value of the subject. For example; land class ratio, building replacement cost new, derived depreciation rates, improvement contribution, contribution of timber, minerals, water rights, etc., as well as income and expense estimates should all be analyzed consistently and the analysis should support the subject analysis. Describe how land allocations were made.

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***--FSA Appraisal Guidelines (Continued)**

Step	Information Element	Content Description
14	Contracts for Production, Marketing or Other Similar Agreements	<p>Summarize market / production contracts, marketing plans, or other similar documents for the subject and sales.</p> <ul style="list-style-type: none"> i. If a market and/or production contract exist in which the value of the subject property is dependent upon the contract (i.e. poultry contract), then an analysis of the relationship of the contract to the subject's real property and how the contract impacts the value of the real property must be explained in the appraisal report. ii. Similar sales with similar contracts should be used to value the subject if a market and/or production contract is in place.
15	Location Map	<p>Location map shall easily locate subject and sales. The location map should provide sufficient detail for the reader to locate the properties if the other maps provided in the report do not have sufficient detail to locate the properties. Roads by name or number may be needed to find the property.</p>
16	Value Approaches	<p>All three approaches to value should be considered and used when necessary for credible assignment results. It is acceptable not to use an approach provided solid justification that the approach is not necessary for credible results.</p> <ul style="list-style-type: none"> i. The Income Approach should be included for agricultural income producing properties. ii. Land classification should be based on the market of the subject and sales. iii. When value adjustments are required for physical characteristics (access, soils, water features, view, topography, drainage, climate, size, shape, site and structure improvements, permanent plantings, etc.), discuss and support from the market. iv. Subject pending sale can't be used as a comparable, but needs to be analyzed and discussed.
17	Sales Comparison Approach	<p>Provide a sales base within the report to adequately support the analysis.</p> <ul style="list-style-type: none"> i. Units of comparison should be derived from the market. ii. Sales must be analyzed within the report for the reader to understand how the appraiser has applied those units of comparison to the Subject.

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*--FSA Appraisal Guidelines (Continued)

Step	Information Element	Content Description
18	Cost Approach	<p>Provide a sales base within the report to adequately support the analysis.</p> <ul style="list-style-type: none"> i. Describe construction quality, utility, and condition ii. Provide support for land value and replacement cost new within the appraisal report. iii. Extract depreciation from the sales analysis in the report so the reader can understand the reasoning for applying depreciation rates to the subject. iv. Reconcile strengths and weaknesses of the Cost Approach.
19	Income Approach	<p>Provide a sales base within the report to adequately support the analysis.</p> <ul style="list-style-type: none"> i. Provide support for income, expenses, and rates within the appraisal report. ii. Analyze sales for the applicable rate that is used. iii. Explain reasoning for subject income, expense and rate selection. iv. Reconcile strengths and weaknesses of the Income Approach.
20	Reconciliation	<p>Describe support for the “Opinion of Value” reviewing strengths and weaknesses of each approach to value and discuss the reconciliation. Consider the value of the whole, versus the sum of the parts.</p>
21	Certification	<p>Include the signed Certification compliant with the current USPAP. Include signature(s), State(s) of license, full name of license class, and license number(s), for example, “MN Certified General Real Property License 20000001”. Do not abbreviate license class, such as “CRRPA”.</p>

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***--FSA Appraisal Guidelines for Poultry**

Poultry Addendum to FSA Appraisal Guidelines

In addition to the general FSA Appraisal Guidelines, the following is a supplement specific to poultry appraisals.

Step	Information Element	Content Description
1	Market Description	Summarize the market for poultry operations in the subject area based on contacts with local integrators, lenders, and growers. Determine the amount and range of contract production payments and terms being paid to poultry operators. The description shall discuss the subject integrator as well as other integrators operating in the area.
2	Subject Description	<p>Describe the poultry buildings and fixtures and/or equipment associated with each building in sufficient detail, including the age and condition of each. For existing facilities, state and discuss the actual age and effective age for each and reconcile any differences. Typically, a lower effective age requires detailed documentation of significant upgrades. Identify and document all prior repairs and/or upgrades including cost estimates and year completed. A visual inspection of the interior is necessary to adequately assess the condition for existing facilities.</p> <p>If subject is an existing facility, appraised “as-improved” to include repairs and/or upgrades, document the proposed repairs and/or upgrades including cost estimates. A hypothetical condition should be stated.</p> <p>If the subject is new construction, summarize the actual construction cost quotes and/or estimates associated with the new construction and include in the appraisal copies of quotes and specs sufficient to adequately describe the proposed construction. A hypothetical condition should be stated.</p> <p>Identify the legal permitted capacity. Identify any personal property included on subject and/or sales, and show contributory value separately from real estate.</p> <p>Adequately describe the land and land improvements as well as any other improvements.</p>

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***--FSA Appraisal Guidelines for Poultry (Continued)**

Poultry Addendum to FSA Appraisal Guidelines (Continued)

Step	Information Element	Content Description
3	Poultry Production Contract and/or Agreement	<p>Summarize the contract or proposed grower contract and/or agreement with the integrator (if applicable) for the subject, and under what terms and/or conditions the contract is subject to (such as any repairs or upgrades to the facilities that may be required to obtain the contract). Include income and expense estimates.</p> <p>If the value of the subject property is dependent upon the contract, then an analysis of the relationship of the contract to the subject's real property and how the contract impacts the value of the real property must be explained in the appraisal report.</p>
4	Integrator Requirements	<p>Describe the standards for equipment and buildings required by integrators and whether the subject's poultry houses meet, exceed, or do not meet the integrator's standards. Discuss the compatibility of the subject improvements with requirements of other integrators in the area as well.</p> <p>If the poultry house(s):</p> <ul style="list-style-type: none"> • are no longer in operation, additional discussion is needed • are obsolete, this needs to be explained in the appraisal • can be put back into production, then an estimated cost to cure and bring them in compliance with the integrator's contract standards shall be provided.

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***--FSA Appraisal Guidelines for Poultry(Continued)**

Poultry Addendum to FSA Appraisal Guidelines (Continued)

Step	Information Element	Content Description
5	Approaches to Value	<p>For a poultry appraisal, generally all 3 approaches are applicable and necessary.</p> <p>Analyze the local sales that are available to adequately support the value of the subject's poultry facilities. When there are insufficient local sales, regional sales may be considered. Analyze and adequately support adjustments for locational differences if applicable. Discuss and support the selection of comparable sales.</p> <p>Incorporate the same appraisal methods and techniques to analyze the subject and comparable sales and provided adequate documentation of adjustments to support the subject value conclusion. Include sufficient detail from the sales analysis in the appraisal to support the subject analysis.</p> <p>Units of comparison should be determined from the market, but for poultry appraisals, the most common unit of comparison is square footage of the poultry houses.</p>
6	Sales Comparison Approach	<p>Show direct comparison of subject and sales summarized in a grid. Explain and support all adjustments in sufficient detail. Use a unit of comparison that is understandable and supportable. FSA recommends using value per square foot of poultry houses.</p>

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*--FSA Appraisal Guidelines for Poultry (Continued)

Poultry Addendum to FSA Appraisal Guidelines (Continued)

Step	Information Element	Content Description
7	Cost Approach	<p>Provide market data to support typical replacement cost new. Use typical cost for replacement cost new calculations, but discuss any differences in actual quotes and/or estimates from typical cost. For existing operations, also provide market data to support typical economic life and to support depreciation rates used.</p> <p>Include the following:</p> <ul style="list-style-type: none"> ● The contributory value of the land components. Include vacant land sales to support the contributory values. ● The contributory value of any site improvements (wells, septic tanks, roads and loading areas, etc.). Discuss whether building pads are included with buildings or with site improvements. ● The contributory value and remaining economic life of each building, taking into account physical, functional and external obsolescence. Buildings of like kind, age, and condition can be grouped. See comments under Item 2 above. ● The contributory value and remaining economic life of equipment/fixtures associated with each building, taking into account physical, functional and external obsolescence. Equipment of like kind, age, and condition can be grouped. See comments under item 2 above.
8	Income Approach	<p>Show income and expense projections used in the income approach. Income and expenses should be based on income and expenses extracted from market data for a typical operation. Compare to integrator 's projections. Projected income and expenses for other farm related enterprises, if applicable, should be addressed as well. Discuss subject actual income and expenses vs. typical income and expenses if different.</p>
9	Final Value Allocation	<p>Allocate the final value opinion into the contributory value of the component parts for the land, land improvements, and structural improvements (including fixtures and equipment). The contributory value of any personal property included in the value should be shown separately.</p>

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***--FSA Appraisal Guidelines for Dairy**

Dairy Addendum to FSA Appraisal Guidelines

The following information elements and content descriptions are provided as guidelines to assist the lenders and appraisers to deliver a USPAP compliant appraisal report acceptable to FSA. Information Element labels should be used in the report for clarity.

A Dairy appraisal following FSA’s Guidelines for guaranteed lenders in conjunction with the Dairy Guidelines completed by a qualified Certified General Real Estate Appraiser will meet FSA’s underwriting rules.

For unique situations that do not fit the following guidelines, contact FSA with questions.

Item	Information Element	Content Description
1	Market Description	Summarize the market for milk and dairy products in the subject’s marketing area with emphasis on the number of milk handlers and/or milk cooperatives. Are there sufficient alternatives for milk sales in the local area? Explain the supply and demand factors. The availability of support services for dairying should be addressed in the appraisal report.
2	Subject Description	<p>Describe the following building categories of the dairy operation in sufficient detail and in relation to their utility and contribution to the whole enterprise: describe the livestock facilities design and capacity for cows and young stock, milking facilities, feed storage, machinery & equipment storage, fixtures, personal property, and waste storage and handling. State and discuss the actual ages, effective ages and remaining economic lives for the farm buildings or building categories listed above. Discuss condition and any prior repairs/upgrades to the property’s buildings with actual or estimated costs. Describe farm dwelling(s) and other outbuildings with contributory value.</p> <p>For new construction, summarize the actual construction cost quotes/estimates associated with the new construction and include in the appraisal copies of quotes and specifications that are sufficient to adequately describe the proposed construction.</p> <p>If an existing facility is appraised “as-improved” that will include repairs/upgrades, document the proposed repairs/upgrades and include the estimated cost.</p>

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*-- FSA Appraisal Guidelines for Dairy (Continued)

Dairy Addendum to FSA Appraisal Guidelines (Continued)

Item	Information Element	Content Description
2 (Cntd)	Subject Description (Continued)	<p>Identify the legal permitted capacity in AUs (animal units). Identify and discuss if the dairy is a confined animal feed operation (CAFO). Does the CAFO have an approved nutrient/manure management plan that is in compliance, with adequate and available acres? Appraisers should be provided with information related to the operations status as a CAFO and compliance on their nutrient/manure management plan when the information is available. Appraisers should review and discuss this information with the property owner and note any compliance issues. Analyze and discuss the market area feed base capacity to support the operation.</p> <p>Discuss the available legal surface and groundwater rights (verification if available) necessary to support the projected dairy capacity in the analysis.</p> <p>Identify and differentiate between the equipment considered personal property and fixtures required for the ongoing farm operation for the subject and/or sales. Show contributory value separately for non-real property items.</p>
3	Approaches to Value	<p>For dairy appraisals, generally all three approaches are applicable and necessary.</p> <p>Analyze available local sales to adequately support the value of the subject's dairy facilities. When there are insufficient local sales, regional sales may be considered. Analyze and adequately support adjustments for locational differences if applicable. Discuss and support the selection of comparable sales. Sales selected should reflect the attributes of the subject and should be similar operations. Sales verification is the key to the analysis of dairy farm sales and should include the same degree of building description and analysis as listed above under "Subject Description".</p> <p>Analyze subject and sales in the same manner and include sufficient detail from the sales analysis in the appraisal to support the appraisal. Units of comparison, as determined from the market, should be discussed. Commonly used units of comparison for dairy farms are \$/acre or \$/stall/milk cow.</p> <p>The exclusion of any of the 3 approaches to value must explain why an excluded approach is not necessary for credible results.</p>

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***--FSA Appraisal Guidelines for Dairy (Continued)**

Dairy Addendum to FSA Appraisal Guidelines (Continued)

Item	Information Element	Content Description
4	Sales Comparison Approach	<p>Show direct (head to head) comparison of subject and sales summarized in a grid. Explain and support all adjustments in sufficient detail. Explain how the value opinion was selected from the direct comparisons (i.e. which sales were given the most weight). Comparability of sales should focus on similarities relating to housing (conventional or free stall) and feed (purchased/grown/land base) and/or other similarities that influence value.</p>
5	Cost Approach	<p>Show cost approach calculations including replacement cost new (RCN) estimates and contributory values. Use typical cost for RCN calculations and discuss any differences in actual quotes/estimates from typical cost (if applicable). Provide market data to support typical RCN. Sales analysis should support depreciation rates and typical economic life.</p> <p>Include the following for subject and sales:</p> <ul style="list-style-type: none"> • Show the contributory value of each building with significant contributory value and discuss effective ages and remaining economic life, taking into account physical, functional and external obsolescence. Buildings of like use, age, and condition can be grouped for analysis purposes and should be adequately described. • Show the contributory value of fixtures/equipment and discuss effective age and remaining economic life, taking into account physical, functional and external obsolescence. • Show the contributory value of the land components supported by local sales and state the contributory value of any site improvements (wells, septic tanks, pads and roads) as a separate entry, or as part of the building contributory value. If site improvement value is included as part of the building contributory value, ensure that any value differences are explained and discussed.

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***--FSA Appraisal Guidelines (Continued)**

Dairy Addendum to FSA Appraisal Guidelines (Continued)

Item	Information Element	Content Description
6	Income Approach	<p>Cash rent and typical owner/operator are the generally suggested methods used for income approach calculations. If cash rent information is limited, typical owner operator data can be used from dairy farm business summaries of similar sized dairy operations to estimate typical incomes and expenses.</p> <p>Projected income and expenses for other farm enterprises should be addressed as well. Discuss the subject's enterprises actual income & expenses vs. typical when significant differences occur. Property should be appraised on a fee simple basis verse a leased fee basis.</p> <p>Discuss selection of cap rates and which sales are given the most weight. Rate selection should be from similar sales and homogenous data, i.e., cash rents comps or owner/operator mirroring the method used for the subject.</p>
7	Reconciliation & Final Value Allocation	<p>Reconcile the three approaches to value and discuss which approach is given the most weight.</p> <p>Allocate the final value opinion into the contributory value of the component parts for the land, land improvements, and structural improvements (including fixtures and equipment).</p> <p>The contributory value of any non-real property items included in the value should be shown separately and discussed.</p>

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***--FSA Appraisal Guidelines for Hog (Continued)**

Hog Addendum to FSA Appraisal Guidelines

The following information elements and content descriptions are provided as guidelines to assist the lenders and appraisers to deliver a USPAP compliant appraisal report acceptable to FSA. Information Element labels should be used in the report for clarity.

A Hog appraisal following FSA’s Guidelines for guaranteed lenders in conjunction with these Swine Guidelines completed by a qualified Certified General Real Estate Appraiser will meet FSA’s underwriting rules. They should be used in conjunction with the regular appraisal guidelines suggested by FSA.

For unique situations that do not fit the following guidelines, contact FSA with questions.

Item	Information Element	Content Description
1	Market Description	Summarize the market for hog operations in the subject area based on contacts with local integrators, lenders, and growers. Provide a general discussion of the rates and terms being offered by integrators to hog producers. The description shall discuss the subject integrator as well as other integrators operating in the area.
2	Subject Description	Describe the hog buildings and fixtures/equipment associated with each building in sufficient detail including the age and condition of each. For existing facilities, state and discuss the actual age and effective age for each and reconcile any differences. Typically, a lower effective age requires detailed documentation of significant upgrades. Identify and document all prior repairs/upgrades including cost estimates and year completed. A visual inspection of the interior is necessary to adequately assess the condition for existing facilities. If interior inspection is not possible contact the Client for guidance. If the subject is an existing facility, appraised “as-improved” to include repairs/upgrades, document the proposed repairs/upgrades including cost estimates. A hypothetical condition should be stated. If the subject is new construction, summarize the actual construction cost quotes/estimates associated with the new construction and include in the appraisal copies of quotes and specifications sufficient to adequately describe the proposed construction. A hypothetical condition should be stated.

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*--FSA Appraisal Guidelines (Continued)

Hog Addendum to FSA Appraisal Guidelines (Continued)

Item	Information Element	Content Description
2 (cntd)	Subject Description (Continued)	<p>Identify the legal permitted capacity in AUs (animal units). Does the Confined Animal Feed Operation (CAFO) have an approved nutrient / manure management plan that is in compliance, with adequate and available acres? Appraisers should be provided with information related to the operations status as a CAFO and compliance on their nutrient/manure management plan when the information is available. Appraisers should review and discuss this information with the property owner and note any compliance issues.</p> <p>If applicable, discuss the available legal surface and groundwater rights (verification if available) necessary to support the projected hog capacity in the analysis. Discuss manure premiums and/or manure easements (spray field easements/application easements) or other similar issues. Ensure they are adequately addressed in the nutrient/manure management plan.</p>
3	Hog Production Contract/ Agreement	<p>Summarize the contract or proposed grower contract/agreement with the integrator (if applicable) for the subject and under what terms and/or conditions the contract is subject to (i.e. any repairs or upgrades to the facilities that may be required to obtain the contract). Include income and expense estimates.</p> <p>Is the subject contract similar to a typical market contract? If there are significant contract differences between the existing contract (leased fee) and typical market contract (fee simple) that impact value, they should be discussed with the Client and in the report.</p>
4	Integrator Requirements	<p>Describe the standards for equipment and buildings required by integrators and whether the subject's hog building(s) meet, exceed, or do not meet the integrator's standards, if applicable. Discuss the compatibility of the subject improvements with requirements of other integrators in the area as well.</p> <p>If the hog building(s) are no longer in operation, additional discussion is needed. If the building(s) are obsolete, this needs to be explained in the appraisal. If the building(s) can be put back into production, then an estimated cost to cure to bring them into compliance with the integrator's contract standards should be provided.</p>

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***-- FSA Appraisal Guidelines For Hog (Continued)**

Hog Addendum to FSA Appraisal Guidelines (Continued)

Item	Information Element	Content Description
5	Approaches to Value	<p>For a hog appraisal, generally all three approaches are applicable and necessary.</p> <p>Analyze such local sales that are available to adequately support the value of the subject's hog facilities. When there are insufficient local sales, regional sales may be considered. Analyze and adequately support adjustments for locational differences if applicable. Discuss and support the selection of comparable sales.</p> <p>Include sufficient detail from the sales analysis in the appraisal to support the subject analysis. Units of comparison should be determined from the market.</p>
6	Sales Comparison Approach	<p>Show direct (head to head) comparison of subject and sales summarized in a grid. Explain and support all adjustments in sufficient detail. Use a market unit of comparison that is understandable and supportable. Explain which sales were given the most weight from the direct comparisons for the value opinion.</p>
7	Cost Approach	<p>Provide market (local/cost provider) data to support typical replacement cost new (RCN). Use typical cost for RCN calculations, but discuss any differences in actual quotes/estimates from typical cost. For existing operations, also provide market data to support typical economic life and to support depreciation rates used.</p> <p>Include the following for subject and sales data:</p> <ul style="list-style-type: none"> • The contributory value of the land components. Include vacant land sales to support the contributory values or appropriate appraisal method or technique. • The contributory value of any site improvements (manure lagoons, wells, septic tanks, roads and loading areas, etc.). They should be consistently analyzed. Describe, discuss and explain. Any significant value differences should explained and discussed. • The contributory value of each building and the contributory value of the fixtures/equipment. Include the RCN, effective age, and remaining economic life. Document the physical, functional and external depreciation calculations.

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***--FSA Appraisal Guidelines for Hog (Continued)**

Hog Addendum to FSA Appraisal Guidelines (Continued)

Item	Information Element	Content Description
8	Income Approach	<p>Compare and discuss actual income and expenses from the contract projections to typical market income & expenses. Other projected farm related income and expenses, should be discussed as well.</p> <p>Property should be appraised on a fee simple basis. Discuss selection of cap rates and which sales are given the most weight.</p>
9	Final Value Allocation	<p>Allocate the final value opinion into the contributory value of the component parts for the land, land improvements, and structural improvements (including fixtures and equipment). The contributory value of any personal property included in the value should be shown separately.</p>

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Appraisals for the Liquidation of Poultry and Other CAFO's

A Background

Poultry and other CAFO facilities are often appraised for the “liquidation or salvage” value by a guaranteed lender when submitting a loss claim because CAFO is no longer active. Subsequently, a third party may purchase the facility for the “liquidation or salvage” value and obtain a contract from an integrator that then inflates the value of the property to its “highest and best use” value as an active CAFO. This results in a greater loss paid by FSA than necessary and the possibility that FSA will approve a guarantee on the same property on which it previously paid a substantial loss.

B State and County Offices Responsibilities

State and County Offices are required to:

- analyze lender’s liquidation appraisals for poultry and other CAFO’s to ensure that the market conditions for CAFO’s and the demand for producers by area integrators has been properly reflected in the appraisal
- advise guaranteed lenders that they should, according to USPAP when submitting loss claims, appraise CAFO property to determine the “highest and best use” value considering the demand for CAFO facilities and operators by the area integrators and only use “liquidation or salvage” value appraisals when there is no demand and it is likely that the *--property will not be used for a CAFO in the future.--*

C Appraising Poultry Facilities and Other CAFO’s for Loss Claims

If the market indicates that there is a demand for CAFO facilities with integrators in the area, then the appraisal requested by the lender will be a market value appraisal less the cost of repairs or retro-fitting, if necessary. When assigning the scope of work for the appraisal according to USPAP Standards Rule 1-2(f), the lender should require appraiser to:

- survey all existing integrators in the area as to the feasibility of the availability of an operating contract on the property
- appraise the property for its “highest and best use” value as required by USPAP Standard Rule 1-3.

Appraisers should be held accountable by the lender for a “liquidation or salvage” value appraisal of a CAFO facility that is in fact suitable as a functional facility. Lenders will be advised that FSA will be closely reviewing these types of appraisals.

Appraisals for the Liquidation of Poultry and Other CAFO's (Continued)

D Appraisals and Actions After Final Loss Claims

This table provides guidance for appraisals and actions that shall be taken after final loss claims.

IF...	THEN...
within 2 years of payment of the final loss claim, there is a loan request on the same property that includes an appraisal at a greater value than the appraisal used to calculate the final loss payment	the appraisals should be thoroughly reviewed to determine the reason for the discrepancy Note: Any loan application received in this circumstance must be very thoroughly reviewed.
it is determined that the property appraisal at the time of the loss claim payment was deficient	FSA will initiate actions against the lender to recover the difference in value.
a property securing a poultry operation or other CAFO is repurchased at the foreclosure sale and subsequently re-sold by the lender for a higher value than the appraised value	the proceeds exceeding the appraised value must be paid proportionally to FSA as determined in the final loss claim.

***--Lender and FSA Reporting to Credit Reporting Bureaus**

A Background

The Debt Collection Improvement Act of 1996 and OMB Circular A-129, "Policies for Federal Credit Programs and Non-Tax Receivables," require information on guaranteed loans to be reported to commercial Credit Reporting Bureaus. In June 2005, FLP began referring guaranteed loan information received from lenders.

B Reporting Information

Guaranteed loan information is transmitted from the Guaranteed Loan System (GLS) for all liable parties (GLS Credit Bureau View Screen) and is reported on the first of each month as follows.

- On active loans, the unpaid principal plus accrued interest is reported as of the effective date of the last monetary update on the loan. For the majority, that would be the unpaid balances, as reported by the lender, on the most recent FSA-2241 as of March 31 and September 30. For active loans that have a bankruptcy reorganization loss and/or annual loss payment because of an interest rate reduction ordered by the bankruptcy court, the total loss amount is reported for three years from the most recent loss payment date, in addition to the unpaid principal and accrued interest on the loan.
- Loans in default could report different balances every 60 days, assuming the lender is submitting FSA-2248, as required.
- Loans which have been paid in full and terminated are reported with a zero balance on the report for the month following the termination. **Paid in full loans are reported only once.**

Exception: If a paid in full loan had a bankruptcy reorganization loss and/or annual loss payment because of an interest rate reduction ordered by the bankruptcy court, the total loss amount will be reported for three years from the most recent loss payment date even though the loan has been paid in full.

- Loans with final loss claims not subject to offset, according to subparagraph 363 B, are reported for three years from the effective date of the loss. The amount of the final loss claim (less any recoveries) is reported.
- Loans with final loss claims that are subject to offset are reported as long as the offset exists. The amount reported is the outstanding offset balance plus interest accrued through the date of the credit bureau report. If the debtor becomes ineligible for offset, loans with a terminated debt offset are reported three years from the date of the write off.--*

Lender and FSA Reporting to Credit Reporting Bureaus (Continued)

C Commercial Credit Reporting Bureaus

Two credit bureaus; Experian and Dun and Bradstreet, receive the GLS data. An internal FTP of FSA data from the mainframe to Rural Development's webfarm is completed. The webfarm encrypts the data using PGP encryption software and uses secure FTP to transmit to the credit bureaus. The process is fully automated and is in full compliance with current USDA Cyber Security policies and regulations issued by OCIO Cyber Security.

--The RD Business Center receives an e-mail confirming that FSA data was successfully-- transmitted.

D State and County Office Responsibility

State Offices shall:

- monitor the accurate and timely submission and input of the FSA-2241 and FSA-2248 data into GLS
- monitor eligibility for Administrative and TOP offset and update as necessary.

County Offices shall:

- review and update lender's name, address, and telephone information on the "Lender Maintenance" page in GLS to ensure that the lender information is accurate
- ensure that GLS is updated with borrower and co-borrower liability, including entity members.

Loss Claims

A Estimated Loss Claim Interest Accrual Examples

Lender submits estimated loss claim on day 90. FSA approves on day 140 after 20 calendar days of lender delay in providing FSA requested information. Lender receives 140 calendar days of interest. (Pay all within 150 calendar days.)

Lender submits estimated loss claim on day 140. FSA approves on day 190 after 30 calendar days of lender delay in providing FSA requested information. Lender receives 170 calendar days of interest accrual. ($190 - 20$ for lender delay = 170.)

Lender submits estimated loss claim with complete information on day 155. FSA approves on day 200. Lender receives 150 calendar days of interest accrual. (Claim submitted after 150 calendar days.)

Lender submits estimated loss claim on day 150. FSA approves on day 220, 40 calendar days after lender provides FSA requested complete and timely information. Lender receives 220 calendar days of interest accrual. (Lender gets 210 max interest + 10 for FSA delay over 30 = 220.)

Lender submits estimated loss claim on day 130. FSA timely approves on day 230 after 50 calendar days of lender delay in providing FSA requested information. Lender receives 170 calendar days of interest accrual. (Lender gets 210 max interest - 40 for lender delay = 170.)

Lender submits estimated loss claim on day 140. FSA approves on day 260, 50 calendar days after lender provides FSA requested complete information, but only after 40 calendar days of *--lender delay. Lender receives 200 calendar days of interest accrual. (Lender gets 210 max interest - 30 for lender delay = 180 max + 20 for FSA delay = 200.)

Lender submits estimated loss claim on day 130. FSA approves on day 320, 110 calendar days after lender provides FSA requested complete information, but only after 70 calendar days of lender delay. Lender receives 200 calendar days of interest accrual. (Lender gets 210 max--* interest - 60 for lender delay = 150 max + 80 for FSA delay = 230.)

***--Loss Claims (Continued)**

B Estimated Loss Claim Interest Accrual When Reorganization Bankruptcy Is Filed and Dismissed Examples

Lender submits estimated loss claim on day 110. FSA receives and reviews complete information on day 170 after a 50-calendar-day delay. Borrower files bankruptcy on day 190. Bankruptcy is dismissed on day 300. FSA approves lender-estimated loss claim on day 310. Lender receives 270 calendar days of interest accrual. (Lender gets 160 calendar days {170 + 20 + 10 for FSA processing outside of bankruptcy – 40 calendar days for lender delay} + 110 calendar days for bankruptcy deliberations = 270.)

Lender submits estimated loss claim on day 150. FSA receives and reviews complete lender information on day 240 after 60-calendar-day lender delay. Borrower files bankruptcy on day 250. Bankruptcy is dismissed on day 330. FSA approves estimated loss claim on day 360. Lender receives 250 calendar days of interest accrual. (Lender gets 210 max interest – 50 for lender delay = 160 + 80 for bankruptcy deliberations + 10 for FSA delay = 250.)

Lender begins liquidation and does not submit estimated loss claim. Borrower files bankruptcy on day 120. Bankruptcy is dismissed on day 200. Lender submits estimated loss claim with complete information on day 220. FSA approves loss claim on day 230. Lender receives 230 calendar days of interest accrual. (Lender gets 150 calendar days {120 + 20 + 10} + 80 for bankruptcy deliberations.)

Lender submits estimated loss claim with complete information on day 152. Borrower files bankruptcy on day 160. Bankruptcy plan is dismissed on day 250. FSA approves loss claim on day 300. Lender receives 240 calendar days of interest accrual. (Late loss claim limited to 150 calendar days of interest accrual + 90 calendar days for bankruptcy deliberations = 240.)

C Estimated Loss Claim With Borrower-Initiated Litigation Example

Lender files estimated loss claim on day 110. On day 160, after 30-calendar-day delay, lender provides complete information to FSA. Borrower files suit on day 170. Suit is dismissed on day 270. FSA approves estimated claim on day 290. Lender receives 270 calendar days of interest accrual. (Lender gets 170 {160 + 10 + 20 – 20 for lender delay} + 100 calendar days for litigation deliberations.)

D Estimated Loss Claim Post Reorganization Bankruptcy Plan Completion

Handled the same as any other liquidation.

Note: Principle and interest begins with balances at bankruptcy plan completion date.--*

Loss Claims (Continued)

E Final Loss Claim Interest Accrual Examples

Lender submits final loss claim with interest accruing through 155 calendar days. Estimated loss claim was approved by FSA on day 150 and lender was paid for 150 calendar days of interest accrual on day 155. Lender may receive 5 additional calendar days of interest accrual on the *--final loss claim based upon the daily interest accrual rate submitted with the estimated loss claim.

Lender submits final loss claim with interest accruing through 140 calendar days, after having an estimated loss timely submitted and timely approved by FSA. FSA approves estimated loss claim on day 140 and lender was paid on day 143. FSA approves the final loss claim 60 calendar days after receiving complete lender information on the final loss claim. Lender receives 20 calendar days of additional interest for FSA delay. Lender also may receive 3 additional days of interest accrual on the final loss claim, if they claim it and those 3 interest days will be based upon the daily interest accrual rate submitted with the estimated loss claim.--*

F Final Loss Claim Interest Accrual When Reorganization Bankruptcy Is Filed and Dismissed (Estimated Loss Previously Paid)

The claim should include the entire debt and interest accrual to date of the claim. Subtract out the previous estimated loss payment plus the interest that accrued between the first estimated payment and the bankruptcy filing, and subtract interest accrual between the bankruptcy dismissal date and the final loss claim date.

Example: Lender files estimated loss claim on day 100. Information is complete. FSA approves estimated loss claim on day 125. Lender receives payment on day 128. Borrower files chapter 12 bankruptcy on day 130. Bankruptcy is dismissed on day 310. Lender submits final loss claim on day 400. FSA approves final loss claim on day 440. Lender receives 308 calendar days of interest accrual. (Lender gets 128 {100 + 28} + 180 for bankruptcy deliberations.) FSA approves final within 40 calendar days. Any days over 40 for FSA would have been required to pay additional interest payment for those days. Final loss calculation will subtract out estimated loss payment accounting for 125 calendar days of interest the lender has *--already been paid on the principal portion of the loss.

Note: For a Type 5 Bankruptcy Loss (or a Type 1 Estimated Loss that was converted to a Type 5 Bankruptcy Loss) paid as a result of any plan confirmation that was later dismissed because of plan failure, subtract the interest accrual on the principal portion of the Type 5 loss payment from plan confirmation date to plan dismissal date.--*

Loss Claims (Continued)

G Final Loss Claim Interest Accrual With Borrower-Initiated Litigation (Estimated Loss Previously Paid)

*--The claim should include the entire debt and interest accrued to date of the claim. Subtract out the previous estimated loss payment plus the interest that accrued between the first estimated payment and the litigation filing date, and subtract interest accrued from the order ending litigation and the final loss claim date.

Example: Lender files estimated loss claim on day 130. Information is complete. FSA approves loss claim on day 160. Lender receives payment on day 170. Borrower files lawsuit that prohibits lender from liquidating on day 200. Lawsuit is--* dismissed on day 300. Lender completes liquidation and submits final loss claim on day 350. FSA approves final loss claim on day 400. Lender receives 280 calendar days of interest accrual. (Lender gets $170 \{130 + 40\} + 100$ for litigation deliberations + 10 calendar days for FSA processing over 40 calendar days). Final loss calculation will subtract out estimated loss payment accounting for 160 calendar days of interest the lender has already been paid.

H Final Loss Claim Post Reorganization Bankruptcy Plan Completion

Handled the same as any other liquidation.

Note: Principle and interest begins with balances at bankruptcy plan completion date.

Comparison Guide for Loss Claim Decisions and Appeals

Subject	2-FLP	2004 CFR	FmHA Instructions 1980-A and 1980-B
90-day interest accrual.	Subparagraphs 355 E, 359 A, and 360 F	762.149(d)(2)	1980.146 (d)(1)(V), 1980.146 (e)(1), and 1980, Subpart A, Appendix B (D) (2)
Protecting loan collateral in bankruptcy, foreclosure, insolvency, or any other litigation.	Subparagraphs 264 A, 341 A, and 360 F	762.142(a)(6), 762.148(a), and 762.149(h)(6)(i)	1980.130 (j) and 1980.144
Lender fails to contact borrower or takes no action to cure default.	Subparagraphs 19 C and 360 F	762.103 and 762.149(h)(6)(i)	1980.145
Unauthorized release of security proceeds.	Subparagraphs 15 C, 264 A, and 360 F	762.103, 762.142(a)(5), 762.142(b), and 762.149(h)(6)(ii)	1980.130 (k)
Failure to inspect collateral.	Subparagraphs 19 C, 264 A, and 360 F	762.103, 762.142(a)(3) and (4), and 762.149(h)(6)(ii)	1980.130 (i)
Failure to verify ownership or possession of security.	Subparagraphs 264 A and 360 F	762.142(a)(2) and 762.149(h)(6)(ii)	1980.130 (b) and 1980.130 (d)
Protective advances.	Subparagraphs 359 E and 360 D	762.149(e)	1980.136
Fraud, misrepresentation, and negligent servicing.	Subparagraphs 19 B, 19 C, and 360 F	762.103 and 762.149(i)(6)	1980.130

Demand for Payment, Notice of Intent to Collect by Non-Centralized Administrative Offset, Including Internal Administrative Offset, Centralized Offset, and Other Applicable Debt Collection Methods

Note: Exhibit 17 is available in a fillable format at
*--<https://intranet.fsa.usda.gov/dam/ffasforms/currentforms.asp>. For "Form Number",
ENTER "2-FLP Exhibit 17".

2-FLP, Exhibit 17

(Use Agency Letterhead format with local return address.)

Demand for Payment, Notice of Intent to Collect by Non-Centralized Administrative Offset, Including Internal Administrative Offset, Centralized Offset, and Other Applicable Debt Collection Methods

[Date]

Dear [Borrower]

This is to inform you that as a result of a final loss claim that the U.S. Department of Agriculture (USDA), Farm Service Agency (FSA) paid on your behalf, you now have a delinquent Federal debt.

The final loss claim is based on the following guaranteed loans: (Complete as necessary from Borrower Loan Records).

<u>Date of Loan</u>	<u>Lender</u>	<u>FSA ID Number</u>	<u>Loan Amount</u>
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The amount of the final loss claim paid on your behalf which you owe is \$_____. Interest will accrue at the note rate of the guaranteed loan on the date the final loss claim was paid (____%). The amount due will increase as interest accrues at the annual rate indicated.

FSA will use:

- Centralized offset from the U.S. Department of Treasury's Treasury Offset Program (TOP),
- Non-centralized administrative offset between FSA and USDA payment authorizing agencies including, but not limited to, internal administrative offset (IAO) of payments made by FSA, and
- The other debt collection actions described in this notice to collect the debt you owe FSA.

Demand for Payment

To avoid debt collection actions you must either comply with this demand for payment of your delinquent federal debt or successfully dispute that debt (see instructions under Debtors' Rights). To repay your debt, send a check or money order, for the full amount of the debt to [Insert Service Center Name and address]. Please include your account number on your payment. The payment must be received no later than [Date] to avoid non-centralized administrative offset. To avoid centralized offset and other debt collection actions, payment must be received no later than [Date].

Debt Collection Actions

- If the delinquent debt is not paid in full, or
- Timely resolved by the actions explained in this notice,

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Demand for Payment, Notice of Intent to Collect by Non-Centralized Administrative Offset, Including Internal Administrative Offset, Centralized Offset, and Other Applicable Debt Collection Methods (Continued)

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2-FLP, Exhibit 17

then USDA agencies will be notified to collect the debt by non-centralized administrative offset. Treasury also will be notified to collect by centralized offset from the following Federal Government sources or other private payments due you, if applicable:

- TOP (To obtain income tax refunds, contract or vendor payments, certain Federal benefit payments, such as Social Security, other than Supplemental Security Income, Railroad Retirement (other than tier 2), and Black Lung (part B) benefits and other Federal payments, including certain loans to you, that are not exempt from offset)
- Federal salary pay, including military pay (through Treasury's centralized computer matching program, not to exceed 15 percent of disposable pay)
- Federal retirement and disability pay, including military retirement pay (from the Office of Personnel Management, in most cases not to exceed 50 percent of the net annuity).

Ineligibility for Federal Assistance

If you do not resolve your delinquent Federal debt within the time frames provided in this notice, you will be ineligible to receive future Federal financial assistance including loans (except disaster loans), loan guarantees and loan insurance.

Disclosure

Your delinquent debt also will be disclosed to commercial credit reporting bureaus. To avoid this action you must either repay your debt immediately, propose an acceptable repayment agreement or request an appeal within the time frames provided in this notice.

Non-Centralized Administrative Offset

FSA intends to take any future payment that you are to receive from your participation in any USDA program or contract (this includes any FSA program or contract). The amount to be offset also will include any payments to other entities equal to your *pro rata* share in the entities if FSA has a legally enforceable right under state law or otherwise to pursue entity payments. FSA intends to begin administrative offset 31 calendar days after receipt of this notice, unless you resolve the debt with the options set out in this notice.

Centralized Offset

Your delinquent debt will be referred to Treasury for TOP and for centralized salary offset computer matching as required by the Debt Collection Improvement Act of 1996 (DCIA), 31 U.S.C. 3716, the Federal Claims Collection Standards, and Department of Treasury regulations if the debt is not satisfied by non-centralized administrative offset of payments within USDA. Under DCIA, Federal debts over 180 days delinquent must be referred to Treasury for such collection.

Litigation

FSA intends to enforce collection by referring the debt to the Department of Justice to initiate litigation if you fail to pay or otherwise resolve the debt.

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Demand for Payment, Notice of Intent to Collect by Non-Centralized Administrative Offset, Including Internal Administrative Offset, Centralized Offset, and Other Applicable Debt Collection Methods (Continued)

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2-FLP, Exhibit 17

Debtors' Rights

You have the right to inspect and copy Agency records, to make other arrangements for repaying your debt and to request an appeal of this demand for payment to the National Appeals Division (NAD).

Access to Agency Records of the Debt

You may inspect and copy your FSA file regarding this debt by notifying your local servicing office indicated above in writing within *20 calendar days* from the date of receipt of this notice. In response, FSA will notify you regarding a time and place for your review. At your request, one copy of the documents regarding this debt will be provided at FSA expense.

Opportunity to Propose a Repayment Agreement

At any time within *20 calendar days* of the date of receipt of this notice, you may present a written agreement to repay the debt as an alternative to non-centralized administrative offset which could include an offer to settle the debt through a compromise or adjustment offer. Your proposed repayment agreement must document your ability to pay the delinquent Federal debt within a short period of time. A written repayment plan for paying the delinquent Federal debt may be accepted by FSA in lieu of collection of the debt through non-centralized administrative offset.

Opportunity for an Administrative Review

You have the right to submit a written request to FSA for an Agency review of administrative offset. You may request a meeting in writing for such a review or you may request a documentary review of your records in lieu of a meeting. In response to your request, FSA may determine that no meeting is required and proceed to conduct a documentary review.

An Agency review will be limited to: 1) the existence of the debt, 2) the amount of the debt, and 3) the propriety of administrative offset. The review will be based on FSA records plus other documentary evidence that you submit within 10 calendar days after your request for an FSA review is received. Unless otherwise arranged, and evidenced in writing, any meeting or documentary review will be conducted not less than 10 calendar days and not more than 45 calendar days after FSA's receipt of your written request for a review. When you request an FSA review, there will be a stay of offset for a short time during the review process unless FSA determines a situation exists that requires proceeding with offset.

Upon completion of the Agency review, FSA will advise you of your right to appeal the offset to the National Appeals Division (NAD) under the regulations published at 7 CFR, Part 11. There will be no further stay of administrative offsets to collect this debt. If NAD determines that offset was incorrect, or if FSA determines an offset should not have been made, the amount of offset will be refunded to you.

Your written request for an Agency review must be postmarked no later than 30 calendar days from the date of delivery of this letter. Send the request of review to the State Executive Director (SED) at

[Insert SED address]

_____ . The request must include a copy of this letter, the type of review you are requesting, and a statement explaining why you think the notice is improper.

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Demand for Payment, Notice of Intent to Collect by Non-Centralized Administrative Offset, Including Internal Administrative Offset, Centralized Offset, and Other Applicable Debt Collection Methods (Continued)

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2-FLP, Exhibit 17

The request should include your name, address, and phone number, and the name and address of the decision maker. You should send a copy of your request for review and attachments to this office. If you request a face to face review, the SED will advise you of the time, place, FSA agency official and procedural requirements.

Right to Appeal to NAD

You have the right to appeal this demand for payment to NAD in accordance with regulations published at 7 C.F.R. part 11. The issues under appeal will be limited to the existence of the debt, and the amount of the debt. If you wish to appeal this demand for payment, your written request for appeal must be postmarked no later than **30 calendar days** from the date you received this notice. Send the request for appeal to the office of the Area Supervisor, National Appeals Division, [Insert NAD Address]
[NAD address continuation].

The request for appeal must include a copy of this notice and a statement explaining why you think the demand for payment is incorrect. The request should also include your name, address, and phone number. NAD will advise you of the time and place of any hearing and of any procedural requirements. A copy of your request for appeal and any attachments should be sent to your servicing office indicated above. When you request a NAD appeal, there will be an immediate stay of the non-centralized administrative offset and referral for centralized offset until the NAD reviewing official issues a final written decision.

Please do not delay action to pay your delinquent Federal debt or exercise the rights offered in this notice. Your delinquent Federal debt will have a negative impact on your ability to obtain other credit. No additional advance notice will be forthcoming before referral of your debt to Treasury for TOP. If a Federal income tax return is filed, and your spouse is not responsible for this debt, please contact your local IRS office before filing your return to learn how to protect your spouse's share of the refund.

Otherwise, you can obtain IRS information at <http://www.irs.gov>, including IRS Form 8379, if applicable. You should advise your local servicing office indicated above if you or another person liable for the debt files bankruptcy. If you have any questions about FSA's procedures, please call your local servicing office at [Insert phone number] or write FSA at the address indicated above.

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**Demand for Payment, Notice of Intent to Collect by Non-Centralized Administrative Offset,
Including Internal Administrative Offset, Centralized Offset, and Other Applicable Debt
Collection Methods (Continued)**

*--

2-FLP, Exhibit 17

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law is the Federal Trade Commission, Equal Credit Opportunity, Washington, D.C. 20580.

Sincerely,

Farm Service Agency
United States Department of Agriculture

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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Demand for Payment, Notice That Non-Centralized Administrative Offset, Including Internal Administrative Offset, Has Been Taken and Will Continue, and Intent to Collect by Centralized Offset and Other Applicable Debt Collection Methods

Note: Exhibit 18 is available in a fillable format at

*--<https://intranet.fsa.usda.gov/dam/ffasforms/currentforms.asp>. For "Form Number", ENTER "2-FLP Exhibit 18".

2-FLP, Exhibit 18

(Use Agency Letterhead format with local return address.)

Demand for Payment, Notice That Non-Centralized Administrative Offset, Including Internal Administrative Offset, Has Been Taken and Will Continue, and Intent to Collect by Centralized Offset and Other Applicable Debt Collection Methods

[Date]

Dear [Borrower]

This is to inform you that as a result of a final loss claim that the U.S. Department of Agriculture (USDA), Farm Service Agency (FSA) paid on your behalf, you now have a delinquent Federal debt.

The final loss claim is based on the following guaranteed loans: (Complete as necessary from Borrower Loan Records).

<u>Date of Loan</u>	<u>Lender</u>	<u>FSA ID Number</u>	<u>Loan Amount</u>
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The amount of the final loss claim paid on your behalf which you owe is \$ _____. Interest will accrue at the note rate of the guaranteed loan on the date the final loss claim was paid (____%). The amount due will increase as interest accrues at the annual rate indicated.

FSA has taken non-centralized administrative offset, including internal administrative offset (IAO). FSA will continue to use:

- Centralized offset from the U.S. Department of Treasury's Treasury Offset Program (TOP),
- Non-centralized administrative offset between FSA and USDA payment authorizing agencies including, but not limited to, internal administrative offset (IAO) of payments made by FSA, and
- The other debt collection actions described in this notice to collect the debt you owe FSA.

--*

Demand for Payment, Notice That Non-Centralized Administrative Offset, Including Internal Administrative Offset, Has Been Taken and Will Continue, and Intent to Collect by Centralized Offset and Other Applicable Debt Collection Methods (Continued)

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2-FLP, Exhibit 18

In accordance with 31 C.F.R. 901.3(b)(4), FSA determined non-centralized administrative offset must be exercised immediately against any amounts payable to you. This is because FSA has determined that there was insufficient time before payment to allow for prior notice and opportunity for appeal. [Insert a narrative justification]
[Narrative continuation]

The payment collected was \$ [Amount] that you were to receive from [Insert payment type]. The offset amount will include any payments to other entities equal to your *pro rata* share in the entities if FSA has a legally enforceable right under state law or otherwise to pursue entity payments. FSA also intends to continue offset from your participation in any Federal program or contract until you pay your Federal debt in full or the debt is otherwise resolved by actions explained in this notice.

Demand for Payment

To avoid further debt collection actions you must either comply with this demand for payment of your Federal debt or successfully dispute that debt (see instructions under Debtors' Rights). To repay your debt, send a check or money order, for the full amount minus offset amount taken of the debt to [Insert Service Center Name and address].

Please include your account number on your payment. The payment must be received no later than [Date] to avoid continued non-centralized administrative offset. To avoid centralized offset and other debt collection actions, payment must be received no later than [Date].

Debt Collection Actions

- If the delinquent debt is not paid in full, or
- Timely resolved by the actions explained in this notice,

then USDA agencies will continue to collect the debt by non-centralized administrative offset. Treasury also will be notified to collect by centralized offset from the following Federal Government sources or other private payments due you, if applicable:

- TOP (To obtain income tax refunds, contract or vendor payments, certain Federal benefit payments, such as Social Security, other than Supplemental Security Income, Railroad Retirement (other than tier 2), and Black Lung (part B) benefits and other Federal payments, including certain loans to you, that are not exempt from offset)
- Federal salary pay, including military pay (through Treasury's centralized computer matching program, not to exceed 15 percent of disposable pay)
- Federal retirement and disability pay, including military retirement pay (from the Office of Personnel Management, in most cases not to exceed 50 percent of the net annuity).

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Demand for Payment, Notice That Non-Centralized Administrative Offset, Including Internal Administrative Offset, Has Been Taken and Will Continue, and Intent to Collect by Centralized Offset and Other Applicable Debt Collection Methods (Continued)

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2-FLP, Exhibit 18

Ineligibility for Federal Assistance

If you do not resolve your delinquent Federal debt within the time frames provided in this notice, you will be ineligible to receive future Federal financial assistance including loans (except disaster loans), loan guarantees and loan insurance.

Disclosure

Your delinquent debt also will be disclosed to a commercial credit reporting bureau. To avoid this action you must either repay your debt immediately, propose an acceptable repayment agreement or request an appeal within the time frames provided in this notice. See the instructions above for immediate repayment and the instructions below for other rights.

Non-Centralized Administrative Offset

FSA intends to take any future payment that you are to receive from your participation in any USDA program or contract (this includes any FSA program or contract). The amount to be offset also will include any payments to other entities equal to your *pro rata* share in the entities if FSA has a legally enforceable right under state law or otherwise to pursue entity payments. Non-Centralized administrative offset has been exercised as explained on page 1 of this notice and will continue to be exercised unless you resolve the debt with the options set out in this notice.

Centralized Offset

Your delinquent debt will be referred to Treasury for TOP and for centralized salary offset computer matching as required by the Debt Collection Improvement Act of 1996 (DCIA), 31 U.S.C. 3716, the Federal Claims Collection Standards, and Department of Treasury regulations if the debt is not satisfied by non-centralized administrative offset of payments within USDA. Under DCIA, federal debts over 180 days delinquent must be referred to Treasury for such collection.

Litigation

FSA intends to enforce collection by referring the debt to the Department of Justice to initiate litigation if you fail to pay or otherwise resolve the debt.

Debtors' Rights

You have the right to inspect and copy FSA records, to make other arrangements for repaying your debt and to request an appeal of this demand for payment to the National Appeals Division (NAD).

--*

Demand for Payment, Notice That Non-Centralized Administrative Offset, Including Internal Administrative Offset, Has Been Taken and Will Continue, and Intent to Collect by Centralized Offset and Other Applicable Debt Collection Methods (Continued)

*--

2-FLP, Exhibit 18

Access to Agency Records of the Debt

You may inspect and copy your FSA file regarding this debt by notifying your local servicing office indicated above in writing within *20 calendar days* from the date of receipt of this notice. In response, FSA will notify you regarding a time and place for your review. At your request, one copy of the documents regarding this debt will be provided at FSA expense.

Opportunity to Propose a Repayment Agreement

At any time within *20 calendar days* of the date of receipt of this notice, you may present a written agreement to repay the debt as an alternative to non-centralized administrative offset which could include an offer to settle the debt through a compromise or adjustment offer. Your proposed repayment agreement must document your ability to pay the delinquent Federal debt within a short period of time. A written repayment plan for paying the delinquent Federal debt may be accepted by FSA in lieu of collection of the debt through non-centralized administrative offset.

Opportunity for an Administrative Review

You have the right to submit a written request to FSA for an Agency review of administrative offset. You may request a meeting in writing for such a review or you may request a documentary review of your records in lieu of a meeting. In response to your request, FSA may determine that no meeting is required and proceed to conduct a documentary review.

An Agency review will be limited to: 1) the existence of the debt, 2) the amount of the debt, and 3) the propriety of administrative offset. The review will be based on FSA records plus other documentary evidence that you submit within 10 calendar days after your request for an FSA review is received. Unless otherwise arranged, and evidenced in writing, any meeting or documentary review will be conducted not less than 10 calendar days and not more than 45 calendar days after FSA's receipt of your written request for a review. When you request an FSA review, there will be a stay of offset for a short time during the review process unless FSA determines a situation exists that requires proceeding with offset.

Upon completing of the Agency review, FSA will advise you of your right to appeal the offset to the National Appeals Division (NAD) under the regulations published at 7 CFR, Part 11. There will be no further stay of administrative offsets to collect this debt. If NAD determines that offset was incorrect, or if FSA determines an offset should not have been made, the amount of offset will be refunded to you.

Your written request for an Agency review must be postmarked no later than 30 calendar days from the date of delivery of this letter. Send the request of review to the State Executive Director (SED) at [Insert SED address]. The request must include a copy of this letter, the type of review you are requesting, and a statement explaining why you think the notice is improper.

The request should include your name, address, and phone number, and the name and address of the decision maker. You should send a copy of your request for review and attachments to this office. If you request a face to face review, the SED will advise you of the time, place, FSA agency official and procedural requirements.

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Demand for Payment, Notice That Non-Centralized Administrative Offset, Including Internal Administrative Offset, Has Been Taken and Will Continue, and Intent to Collect by Centralized Offset and Other Applicable Debt Collection Methods (Continued)

*--

2-FLP, Exhibit 18

Right to Appeal to NAD

You have the right to appeal this demand for payment to NAD in accordance with regulations published at 7 C.F.R. part 11. The issues under appeal will be limited to the existence of the debt, and the amount of the debt. If you wish to appeal this demand for payment, your written request for appeal must be postmarked no later than **30 calendar days** from the date you received this notice. Send the request for appeal to the office of the Area Supervisor, National Appeals Division, [Insert NAD Address]
[NAD address continuation].

The request for appeal must include a copy of this notice and a statement explaining why you think the demand for payment is incorrect. The request should also include your name, address, and phone number. NAD will advise you of the time and place of any hearing and of any procedural requirements. A copy of your request for appeal and any attachments should be sent to your servicing office indicated above. While you will not avoid immediate offset of payment if you appeal, if you prevail on appeal, FSA will return the offset with interest and discontinue any future offsets unless you are re-notified.

Please do not delay action to pay your delinquent Federal debt or exercise the rights offered in this notice. Your delinquent Federal debt will have a negative impact on your ability to obtain other credit. No additional advance notice will be forthcoming before referral of your debt to Treasury for TOP. If a Federal income tax return is filed, and your spouse is not responsible for this debt, please contact your local IRS office before filing your return to learn how to protect your spouse's share of the refund.

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Demand for Payment, Notice That Non-Centralized Administrative Offset, Including Internal Administrative Offset, Has Been Taken and Will Continue, and Intent to Collect by Centralized Offset and Other Applicable Debt Collection Methods (Continued)

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2-FLP, Exhibit 18

Otherwise, you can obtain IRS information at <http://www.irs.gov>, including IRS Form 8379, if applicable. You should advise your local servicing office if you or another person liable for the debt files bankruptcy. If you have any questions about FSA's procedures, please call your local servicing office at [Insert phone number] or write FSA at the address indicated above.

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law is the Federal Trade Commission, Equal Credit Opportunity, Washington, D.C. 20580.

Sincerely,

Farm Service Agency
United States Department of Agriculture

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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**Notice to a Non-Debtor Entity of Intent to Collect by Non-Centralized Administrative Offset,
Including Internal Administrative Offset From an Entity Member**

Note: Exhibit 19 is available in a fillable format at

*--<https://intranet.fsa.usda.gov/dam/ffasforms/currentforms.asp>. For "Form Number",
ENTER "2-FLP Exhibit 19".

2-FLP, Exhibit 19

(Use Agency Letterhead format with local return address.)

**Notice to a Non-Debtor Entity of Intent to Collect by Non-Centralized
Administrative Offset, Including Internal Administrative
Offset from an Entity Member**

[Date]

Dear [Non-debtor entity name]:

[Insert Name of Borrower], who is a member of your entity had a final loss claim paid on their behalf in the amount of \$ [Amount] by the Farm Service Agency (FSA). FSA's payment makes this amount a Federal debt of your entity member. This notice notifies you that the debt is now delinquent. FSA intends to take by pro-rata non-centralized administrative offset your entity member's percentage share of any payments your entity is to receive from participation in any USDA program or contract (this includes any FSA program or contract). FSA will use non-centralized administrative offset of [Percent] of the payments made to collect the debt owed to FSA until either the entity member pays the delinquent Federal debt in full, submits a repayment plan acceptable to FSA which could include an offer to settle the debt through a compromise or adjustment offer, or you or the debtor successfully disputes the debt through an appeal before the National Appeals Division (NAD). On [Insert Date] the debtor was notified of the opportunity to inspect and copy FSA records related to the debt, propose a written repayment agreement, and request a NAD appeal.

The amount due on the Federal debt will increase as interest accrues at the note rate of the guaranteed loan on the date the final loss claim was paid ([In. rate]%).

You have the right to appeal this notice to NAD in accordance with regulations published at 7 C.F.R. part 11. When you request a NAD appeal, there will be an immediate stay of pro-rata offset until the NAD reviewing official issues a final written decision. The issue under appeal will be limited to the percentage share which the debtor has in your entity and whether the percentage to be offset is correct. If you appeal this notice, your written request for appeal must be postmarked no later than 30 calendar days from the date you receive this notice. Send the request for appeal to the office of the Area Supervisor, National Appeals Division, [Insert NAD Address]
[NAD continued]

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**Notice to a Non-Debtor Entity of Intent to Collect by Non-Centralized Administrative Offset,
Including Internal Administrative Offset From an Entity Member (Continued)**

*--

2-FLP, Exhibit 19

The request for appeal must include a copy of this notice and a statement explaining why you think the notice is incorrect. The request should include your name, address, and phone number. NAD will advise you of the time and place of any hearing and of any procedural requirements. A copy of your appeal request and any attachments should be sent to this office.

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law is the Federal Trade Commission, Equal Credit Opportunity, Washington, D.C. 20580.

Sincerely,

Farm Service Agency
United States Department of Agriculture

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

--*

Notice to a Non-Debtor Entity That Non-Centralized Administrative Offset, Including Internal Administrative Offset From an Entity Has Been Exercised and Will Continue

Note: Exhibit 20 is available in a fillable format at

*--<https://intranet.fsa.usda.gov/dam/ffasforms/currentforms.asp>. For "Form Number", ENTER "2-FLP Exhibit 20".

2-FLP, Exhibit 20

(Use Agency Letterhead format with local return address.)

**Notice to a Non-Debtor Entity That Non-Centralized Administrative Offset,
Including Internal Administrative Offset from an Entity Has
Been Exercised and Will Continue**

[Date]

Dear [Non-debtor entity name]:

[Insert Name of Borrower], who is a member of your entity had a final loss claim paid on their behalf in the amount of \$ [Amount] by the Farm Service Agency (FSA). FSA's payment makes this amount a Federal debt of your entity member. This notice notifies you that the debt is now delinquent. FSA has exercised and intends to continue to exercise non-centralized pro-rata administrative offset of your entity member's percentage share of any payments that the entity is to receive from participation in any USDA program or contract (this includes any FSA program or contract). FSA used non-centralized administrative offset of [Percent] percent of the payments made to collect the debt owed to FSA until either the entity member pays the delinquent Federal debt in full, submits a repayment plan acceptable to FSA which could include an offer to settle the debt through a compromise or adjustment offer, or you or the debtor successfully disputes the debt through an appeal before the National Appeals Division (NAD).

FSA has determined that offset must be exercised immediately against the delinquent member's percentage amount that is payable to the entity. This is because FSA has determined that there was insufficient time before payment or disbursement to the entity to allow for prior notice and opportunity for appeal. [Insert a narrative justification]
[Narrative continuation]

The payment collected was \$ [payment] that the entity member was to receive from [Insert payment source]. While you will not avoid immediate offset of the payment if you appeal, if you prevail on appeal, FSA will return the offset with interest and discontinue any future offsets unless you are re-notified.

FSA also intends to take the entity member's percentage share of any future entity payments or disbursements that the entity is to receive from any USDA program or contract until either the entity member pays the Federal debt in full, submits a repayment plan acceptable to FSA, or you or the entity member successfully disputes the debt through an appeal before the National Appeals Division (NAD). The amount due on the Federal debt will increase as interest accrues at the note rate of the guaranteed loan on the date the final loss claim was paid ([Int. rate]%). On [Date] the debtor was notified of the opportunity to inspect and copy FSA records related to the debt, propose a written agreement to repay the debt, and request an appeal before NAD.

--*

Notice to a Non-Debtor Entity That Non-Centralized Administrative Offset, Including Internal Administrative Offset From an Entity Has Been Exercised and Will Continue (Continued)

*--

2-FLP, Exhibit 20

You have the right to appeal this notice to NAD in accordance with regulations published at 7 C.F.R. Part 11. The issues under appeal will be limited to the correctness of FSA's determination that there was insufficient time before the USDA payment to provide prior notice and the opportunity to appeal, the percentage share which the debtor has in your entity, and whether the percentage offset was correct.

If you appeal this notice, your written request for appeal must be postmarked no later than 30 calendar days from the date you receive this notice. Send the request for appeal to the office of the Area Supervisor, National Appeals Division, [Insert NAD Address]
[NAD address continued]

The request for appeal must include a copy of this notice and a statement explaining why you think the notice is incorrect. The request should include your name, address, and phone number. NAD will advise you of the time and place of any hearing and of any procedural requirements. A copy of your appeal request and any attachments should be sent to this office.

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law is the Federal Trade Commission, Equal Credit Opportunity, Washington, D.C. 20580.

Sincerely,

Farm Service Agency
United States Department of Agriculture

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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**Notice of Referral to the Department of Treasury to Collect Through the Treasury Offset
*--Program (TOP) - Sent by the RD Business Center Only--***

**Notice of Referral to the Department of Treasury to
Collect Through the Treasury Offset Program (TOP)**

Dear [Insert name of debtor]:

Our records indicate that the Farm Service Agency (FSA) paid a final loss claim to your lender on your guaranteed loan account and that amount is considered a Federal debt you now owe FSA. FSA previously demanded payment and notified you of intended debt collection actions and your rights in resolving the delinquency. As notified, FSA will use centralized administrative offset through the Treasury Offset Program (TOP) as required by the Debt Collection Improvement Act, 31 U.S.C. 3716, the Federal Claims Collection Standards, 31 C.F.R. parts 900-904, and the USDA administrative offset regulations at 7 C.F.R. Part 3 to collect your delinquent debt.

The time periods for resolving this matter have expired and your delinquent debt has been referred to TOP. Interest is accruing daily on this debt. The total amount due will continue to increase until the debt is paid or settled.

A representative of the Department of Treasury will contact you regarding offsets of Federal payments after they occur. To avoid offset of an Internal Revenue Service (IRS) tax refund where a joint Federal income tax return is filed and your spouse is not responsible for the debt, please contact your local IRS office before filing your return to learn how to protect your spouse's share of the refund.

For further information, call the toll-free number at 1-800-428-9643.

Sincerely,

Livestock Contract and Structure Review Guidelines

1. The contract should provide for adequate revenue to allow the applicant to pay loan installments and cash expenses related to the enterprise.
2. The contract length must provide reasonable assurance that the applicant will be able to repay the loan. The contract should be at least long enough so that the applicant has reasonable prospects of long-term viability after the contract ends.
3. *--Actions constituting default and grounds for cancellation by either party should be clearly specified.--*
4. Any incentive or penalty clauses must be clear as to what standards will be used to determine the incentive or penalty. The impact of these provisions on the cash flow should be analyzed.
5. The contract should provide *--a dispute resolution process such as: arbitration and/or--* mediation as a means of resolving disputes in accordance with Minnesota Statutes.
6. Any provisions regarding modernization of equipment must be reviewed for impact on the cash flow. Vague future mandatory modernization clauses are usually not acceptable.
7. The site and facility must conform to all federal, state and local laws and ordinances. Also see MN Exhibit 10 for further environmental guidance.

Note: The above list is intended as a guide only, and conformance with the guidelines does not guarantee approval of any given loan application. All applications will be evaluated individually and must meet eligibility, feasibility, and all other Agency requirements before approval, or as appropriate, loan closing or issuance of the Guarantee.

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MINNESOTA FARM SIZE DATA FROM
2022 CENSUS OF AGRICULTURE

County	Average Farm Size	30% of Average Farm Size	County	Average Farm Size	30% of Average Farm Size
Aitkin	269	80.7	Marshall	851	255.3
Anoka	85	25.5	Martin	552	165.6
Becker	401	120.3	Meeker	311	93.3
Beltrami	285	85.5	Mille Lacs	160	48.0
Benton	196	58.8	Morrison	230	69.0
Big Stone	673	201.9	Mower	380	114.0
Blue Earth	469	140.7	Murray	445	133.5
Brown	311	93.3	Nicollet	423	126.9
Carlton	271	81.3	Nobles	391	117.3
Carver	259	77.7	Norman	1,130	339.0
Cass	276	82.8	Olmsted	279	83.7
Chippewa	648	194.4	Otter Tail	309	92.7
Chisago	110	33	Pennington	804	241.2
Clay	849	254.7	Pine	226	67.8
Clearwater	396	118.8	Pipestone	431	129.3
Cook	78	23.4	Polk	886	265.8
Cottonwood	529	158.7	Pope	378	113.4
Crow Wing	218	65.4	Ramsey	17	5.1
Dakota	248	74.4	Red Lake	718	215.4
Dodge	457	137.1	Redwood	423	126.9
Douglas	274	82.2	Renville	672	201.6
Faribault	496	148.8	Rice	225	67.5
Fillmore	323	96.6	Rock	456	136.8
Freeborn	387	116.1	Roseau	716	214.8
Goodhue	300	90.0	St. Louis	197	59.1
Grant	640	192.0	Scott	160	48.0
Hennepin	63	18.9	Sherburne	172	51.6
Houston	280	84.0	Sibley	434	130.2
Hubbard	292	87.6	Stearns	239	71.7
Isanti	125	37.5	Steele	341	102.3
Itasca	227	68.1	Stevens	662	198.6
Jackson	455	136.5	Swift	530	159.0
Kanabec	187	56.1	Todd	210	63.0
Kandiyohi	395	118.5	Traverse	865	259.5
Kittson	983	294.9	Wabasha	317	95.1
Koochiching	321	96.3	Wadena	279	83.7
Lac Qui Parle	559	167.7	Waseca	429	128.7
Lake	42	12.6	Washington	97	29.1
Lake of the Woods	588	176.4	Watsonwan	515	154.5
LeSueur	230	69.0	Wilkin	1,120	336.0
Lincoln	355	106.7	Winona	298	89.4
Lyon	489	146.7	Wright	172	51.6
McLeod	307	92.1	Yellow Medicine	453	135.9
Mahnomen	813	243.9			

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OPTIONAL LENDER LIQUIDATION WORKSHEET

BORROWER: _____ **DATE:** _____

Within 150 days after the payment due date (or date of non-monetary default), all lenders will prepare a written Liquidation Plan. SEL and CLP lenders will submit the Liquidation Plan to FSA for Agency review.

PART A – LIQUIDATION PLAN

See Paragraphs 358-360 for more details:

- A current balance sheet or best available similar information and/or bankruptcy schedules.
- A current independent appraisal(s) of all remaining security. If an appraisal is ordered but not yet received, state so and estimate the security value. If FSA concurs an appraisal is not needed, submit a list of security yet to be sold.
- The proposed method for maximizing collection from remaining security.
- A time schedule for liquidation of all security.
- If the borrower converted security, will litigation be cost effective? Will civil or criminal action be pursued? If no action is being taken, why not?
- The proposed method for maximizing collection on the debt from non-security items and judgment possibilities.
- A Guaranteed Farm Loan Default Status Report, Form FSA-2248, if not submitted within the previous 60 days.
- If still sold on the secondary market, the lender's plan to repurchase (Par. 374).
- A copy of the acceleration letter (Par. 357C).
- An estimate of any expected protective advances not yet incurred.
- A recommendation regarding release of liability for the borrower.
- An estimated loss claim if the liquidation period is expected to exceed 90 days.

Tips for properly preparing Liquidation Plans:

Consider ordering an appraisal(s) and offering mediation as soon as it is apparent a delinquent borrower is not willing or able to pay current.

PART B – ESTIMATED LOSS CLAIMS

An Estimated Loss Claim should be submitted by the lender no later than 150 days after the missed payment due date unless the account has been completely liquidated. Delays beyond 150 days will generally result in less interest accrual coverage by FSA than a claim timely submitted. Note: For bankruptcy cases see 2-FLP Paragraph 342.

See Part 14 of 2-FLP and Form FSA-2295, “Guaranteed Estimated Loss Review Checklist for SEL and CLP Lenders” for more details.

- An Estimated Loss Claim, Form FSA-2254 should be submitted no later than 150 days after the due date unless complete liquidation of security will be done by then.
- A current net recovery calculation worksheet showing liquidation expenses (see Exhibit 10).
- A ledger documenting all loan and protective advance amounts & purposes, interest accrual (separate for any protective advance), payments and interest rate changes including identifying the current rate.
- Document how loan funds were used as specified on the Conditional Commitment. Explain any irregularities. (see FSA-2295).
- A list of all security owned (or planned to be owned) by the borrower with documentation as to what happened to the proceeds. Include all mortgaged land and all chattels on hand at or acquired since the last complete security reconciliation occurred. The list of all normal income chattel security owned or planned to be owned by the borrower often starts with the previous year’s 1-1-XX Balance Sheet inventories, plus planned production. Current M&E items and breeding livestock numbers should be compared to the original loan making appraisal with any discrepancies explained.
- If needed, updated Electronic Funds Transfer account information.
- The name, current address and Social Security Number of any co-borrower or co-signer if the loan was made using an application form with a revision date July 20, 2001 or later.
- Has income or other dispositions from the collateral been accounted for from the time the loan closed to the point of the estimated loss claim?
- Document how loan funds used as specified on the Conditional Commitment.

Tips for properly preparing Estimated Loss Claims:

For estimated loss claims the Principal Balance amount in Item #19: use the amount owed when the account first became past due. If collections have been made since then, include the gross security sale amounts and all liquidation expenses in the loss claim form items #27 and #30.

Default interest, most protective advances, late charges and packager or outside consultant fees for loan servicing are not payable by FSA. If they are included in the lender’s records, for loss claim purposes the principal and interest amounts must be adjusted to remove them. Note: Protective advances are paid with the final loss claim.

At the FSA forms site there is an Instructions document to help prepare the loss claim form. There is also an optional Supplemental Form (FSA-2254A) which is helpful for organizing and reporting data.

State Mediation is not a reason to delay submitting an estimated loss claim.

Original Appraisal Date: _____

Term Chattel Loan Appraisal Analysis/Adjustment Worksheet

#	Security Item	Beginning Appraised Value	1* (-) Non-Security Collateral	2* (+/-) Value Adjustment	3* (+/-) Partial Ownership	4* (-) Normal Income Security	5* (+/-) Fixtures	6* (-) Prior Liens/Leases	Adjusted Value "Available Security"
	Total								
Date Last Updated:									

Term Chattel Loan Appraisal Analysis/Adjustment Worksheet

Instructions: Add supplemental pages as needed. As this is a supplemental worksheet, utilize how it best fits the circumstances of your case

- *1. Remove any items that may have been included in the appraisal that would not be considered as collateral for the proposed loan, like shop tools, or in some cases a personal vehicle.
- *2. Occasionally there are typographical errors in an appraisal with an extra zero where it doesn't belong and similar issues. It is not intended that value changes be made on collateral items unless clearly warranted
- *3. Verify if there are any items with partial ownership interest and clarify if the value has been adjusted to represent only the owners share. Has the applicant truly perfected ownership? Does the other owner's creditor have a prior lien?
- *4. Normal Income Security, crops, feeder cattle, etc. occasionally get added into the value of term collateral of a loan. These should be removed for term loan security analysis purposes.
- *5. Fixtures often times are considered as part of the Real Estate. It needs to be clarified if the fixtures can be taken as collateral, especially when FSA may be involved with Real Estate loans to the same borrower / applicant.
- *6. Prior liens need to be factored in and leased items may have no security value for the lender.

Any deductions entered into the worksheet must be entered as a negative number for it to calculate properly.

FEE AND PERCENT OF GUARANTEE CHART

D-DP Cases	95% Guarantee?	1.5% Fee Waived?
G-FO to a BF applicant as part of a new D-DP loan*	Yes	Yes
G-FO to a SDA applicant as part of a new D-DP loan*	Yes	Yes
G-FO to a BF applicant while a D-DP loan exists.	*--Yes--*	Yes
G-FO to a SDA applicant while a D-DP loan exists.	*--Yes--*	Yes
G-FO to a non-BF/non-SDA applicant while a D-DP loan exists	No	No
G-LOC/LNG to a BF applicant simultaneous to but separately from a new D-DP loan	Yes	Yes
G-LOC/LNG to a SDA applicant simultaneous to but separately from a new D-DP loan	Yes	Yes
G-LOC/LNG to a BF applicant who currently has a D-DP loan	Yes	Yes
G-LOC/LNG to a SDA applicant who currently has a D-DP loan	Yes	Yes
G-LOC/LNG to a non-BF/non-SDA applicant who currently has a D-DP loan	Yes	No

RFA Cases	95% Guarantee?	1.5% Fee Waived?
G-FO to a BF applicant as part of a new RFA loan**	Yes	Yes
G-FO to a SDA applicant as part of a new RFA loan***	NA	NA
G-FO to a non-BF applicant as part of a new RFA loan***	NA	NA
G-FO to a BF applicant while a RFA loan exists.	*--Yes--*	Yes
G-FO to a SDA applicant while a RFA loan exists (originally, the applicant was both a SDA & BF, but is no longer a BF)	*--Yes--*	No
G-FO to a non-BF/non-SDA applicant while a RFA loan exists	No	No
LNG to a BF applicant as part of a new RFA loan	Yes	Yes
LNG to a SDA applicant as part of a new RFA loan***	NA	NA
LNG to a non-BF/non-SDA applicant as part of a new RFA loan***	NA	NA
G-LOC/LNG to a BF applicant simultaneous to but separately from a new RFA loan	*--Yes--*	Yes
G-LOC/LNG to a SDA applicant simultaneous to but separately from a new RFA loan***	NA	NA
G-LOC/LNG to a non-BF/non-SDA applicant simultaneous to but separately from a new RFA loan***	NA	NA
G-LOC/LNG to a BF applicant who currently has a RFA loan	*--Yes--*	Yes
G-LOC/LNG to a SDA applicant who currently has a RFA loan (originally, the applicant was both a SDA & BF, but is no longer a BF)	*--Yes--*	No
G-LOC/LNG to a non-BF/non-SDA applicant who currently has a RFA loan	No	No

D-DP (Direct Down Payment) loans can only be made to an applicant who is an SDA or is currently a BF.

RFA (Rural Finance Authority) means a loan made under the terms of the MOU between FSA and the Minnesota Rural Finance Authority for Beginning Farmers. See MN 2-FLP Exhibit 9 for MOU. These could be G-FO's or LNG's. FSA's definition, not RFA's of Beginning Farmer applies. *** For G-FO's this includes the restriction of not owning more than 30% of the appropriate county average size farm. See MN 2-FLP Exhibit 2 for farm size data.

Not Applicable (NA) because the applicant must currently be a BF to be eligible for the RFA loan.

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ELIGIBILITY DETERMINATIONS REGARDING STATUS AS INDIVIDUALS vs. JOINT OPERATIONS

In cases where there may be the appearance of a possible joint operation, clear and detailed documentation is necessary to justify the eligibility determination, either way, whether the applicant is operating as an individual or as part of a joint operation. Sharing some resources by individuals can be a good risk mitigation strategy. The approval official and the lender should consider the following characteristics when making determinations of whether or not an applicant is part of a joint operation. FSA defined Beginning Farmers may be more dependent on others than non-Beginning Farmers. The Agency should assist individual applicants with their goal of becoming independent of others.

Characteristics

1. **Other FSA Farm Programs:** The Forms CCC-902I and CCC-902E will indicate how the producers view themselves regarding the existence of a joint operation. This certification to FSA along with proper supporting documentation will usually provide a strong indication of the existence of individual or joint operations. Except for Beginning Farmers, only very rarely could FLP determine someone to be an individual when that person has enrolled for Farm Programs (FP) with a CCC-902E (entity).
2. **Management:** An individual controls most significant and many minor decisions that affect the operation. A joint operator, because of dependence on another's resources including management, does not exercise independent control of the operation. Beginning Farmers, whose goal is an independent operation, may share more management responsibilities with a mentor or close relative and rely substantially on the mentor or close relative's resources.
3. **Farm Inputs:** Independent operators may jointly purchase identical supplies to obtain volume discounts. Some inputs and their financial records may be kept jointly with another party and pro-rated at the end of the year. However, the more that inputs are jointly delivered, invoiced and then pro-rated, and especially, paid through a joint account, the more likely a joint operation is indicated.
4. **Land:** In some cases joint leases or even limited joint ownership of land and the corresponding joint crop production can be a prudent risk management strategy for individual operators. Therefore, the existence of joint land leases or ownership does not necessarily require a joint operation determination.
5. **Marketing:** The physical operation of the farm regarding division of ownership, storage, delivery and payment instructions to buyers of the farm's product may help determine the type of operation. Commingling or jointly owned grain results in no separate identifiable product with all products potentially being subject to the liens of creditors with an interest in the product. Written agreements between the individual producers and their respective lenders identifying ownership and lien interests can mitigate problems with commingled farm products. Separate crop marketing decisions and records are generally expected of individual operators.
6. **Machinery Ownership:** While some joint ownership of machinery can be a prudent management tool for individuals, extensive joint ownership of farm equipment may indicate a joint operation exists.
7. **Commingling Livestock:** It may be possible for individual operators to have commingled livestock, though the commingling of livestock frequently indicates a joint operation exists. Shared facilities by multiple individuals can be utilized when adequate planning and controls are in place. See Exhibit 8 for more guidance.
8. **Buildings:** The applicant should normally have control of an operating headquarters. Ideally this would include a dwelling, equipment repair and storage buildings, and as appropriate, some crop storage and livestock production facilities.
9. **Crop Insurance:** Insurance signup may help clarify the business structure.
10. **Taxes:** Income tax records may indicate a formal partnership.

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SHARED FACILITY LIVESTOCK LOANS

Overview and Background:

The FSA vision statement includes achieving an economically sound future for American Agriculture. Change continues to be a constant in agriculture, and the Farm Loan Programs of FSA likewise need to evolve to ensure they continue to achieve the purposes for which they were created.

A recent trend, particularly in the dairy industry, is the interest FSA is seeing from loan applicants desiring to share livestock facilities. This trend is being driven by the diminishing availability of efficient facilities in operable condition, as well as the challenges most beginning farmers face in financing new, start-up livestock operations.

It is the policy of Minnesota FSA to apply all existing authorities in the most productive manner to help remain a reliable source of credit in a changing ag economy. Toward that goal, this policy to allow for financing of shared livestock facilities clearly defines a responsible approach to meeting the credit demands of Minnesota's beginning livestock farmers. The capital requirements of farming are a significant barrier to entry into the profession. Some operators overcome this barrier by sharing capital investment, including major facilities with other operators.

The purpose of this Exhibit is to outline policies that will make it more conducive for FSA to provide financing for farmers, especially Beginning Farmers to utilizing shared facilities.

There are three broad ways of owning livestock at a shared facility:

- 1) Individually owned livestock herds permanently separated based on ownership.
- 2) Individually owned livestock but the livestock is commingled into one herd.
- 3) Jointly owned (and commingled) livestock in one herd.

Working Agreement:

A FSA-acceptable written agreement must be executed by all operators in a shared facility. This agreement will encompass all entrance agreements, use and division agreements, and exit agreements. The agreement will describe the separation of management, funds and accounting.

The attached sample (Attachment A) has been reviewed by the Office of the General Council, allowing applicants who follow its format to have a Working Agreement that addresses issues essential to FSA's eligibility determination. The loan approval official will still need to determine if the planned agreement is satisfactory to the Agency. FSA will not sign the agreement.

Credit Analysis:

When financing a livestock operation in a shared facility there are important considerations which must be addressed. These considerations generally break down into three areas of Feasibility, Eligibility and Security. The lender and the FSA authorized agency official will consider the following prior to loan approval:

Feasibility

The lender and the FSA authorized approval official are each responsible to document the acceptability of the physical and financial aspects of the operation. In addition to the Working Agreement, the lender will gather and document as appropriate any necessary evidence regarding the suitability of the facility for the proposed operation. In some cases it may be necessary to analyze the financial condition of the other operator(s) so that the lender and FSA can determine it is reasonably likely the applicant will have adequate tenure on the proposed site.

Eligibility

FSA policy requires consistency from producer/applicants between FP and FLP records. It is expected that with an acceptable Shared Facility Agreement both parties can appropriately identify themselves as separate individual operators on their copies of Form CCC-902 (if even needed). Note: Depending upon the facilities, cow flow, etc, the Margin Protection Program signup may indicate one Dairy Operation exists but this is not necessarily an inconsistency between FP and FLP. However, the loan applicant's share of the milk reported on the CCC-782 needs to be consistent with FLP plans. The County Committee (for the CCC-902 and/or CCC-782) and the loan official (separately for each loan) will need to determine that the proposal is not a scheme or device that is designed to obtain inappropriate FSA benefits.

When facilities are shared, some aspects of the operations will by necessity have elements of a single joint operation. However, especially for Beginning Farmers, approval officials should consider the long term goals of the applicant when weighing the various factors between a joint operation and 2 separate operations. FSA has regulations which can facilitate this sharing. Keys to the approval official's decision should be the farm's management and the determination that the applicant will be a family farm operator upon loan closing. The applicant must materially and substantially participate in the operation. Material and substantial participation requires that the applicant will provide substantial day-to-day labor and management of the applicant's operation. The contribution of active personal management must be critical to the profitability of the operation. Limited trading or sharing of labor, farm assets and some management decisions with the other shared facility operator is acceptable. Beginning Farmers may substantially benefit from management assistance and mentoring from a successful, experienced other operator at the shared facility site.

Security

Loans must be secured by adequate and identifiable collateral. To be identifiable, FSA and the lender must be able to distinguish the collateral item and adequately describe it in the security and lien priority documents. Regardless of separated or commingled herds, annual joint inventory inspections with the other property owner(s) and their primary chattel lender(s) are strongly encouraged.

Separated Livestock:

Livestock herds which are not commingled (kept separated based on ownership) are generally to be considered separate and identifiable by the loan official. Normal income proceeds and some expenses should be tracked by herd.

Separated Livestock (continued):

For cattle, one ear tag alone is not considered adequate tracking. Therefore, cattle that are security will be double tagged, tattooed or branded. In addition double tagging, tattooing or branding of *other parties* cattle at the shared facility is recommended. This will enhance everyone's ability to keep the herds separate during the normal course of cattle movement on a farm over time.

Comingled Livestock:

Comingled livestock with either individually owned or undivided ownership shares presents several extra record-keeping challenges for both lenders and the operators.

Long term, commingled herds generally mean a joint operation exists. However, for a Beginning Farmer, individual ownership of some animals but commingled into a herd may be acceptable during a farm development/transition period. Such animals are generally to be considered separate and identifiable by FSA provided double tagging, tattooing or branding of the cattle is done. This will enhance everyone's ability to properly separate the herds should that be needed. A lender-acceptable division of expenses, milk and other livestock normal income property must be established based on the livestock ownership and other factors as appropriate.

In contrast, farms with jointly owned livestock will have loans secured with a first lien on the appropriate undivided interest in the entire herd including the young stock to ensure a sustainable percentage ownership. In addition, Paragraph 169A requires if security has multiple owners, *all* property owners must execute the security documents. However, this Paragraph does not specify requirements for lien priority. Therefore, in some cases the guaranteed loan lender's lien on the non-borrower share of livestock may be a junior lien position. Some operating expenses and ownership of milk or other livestock normal income property likely should have the same undivided ownership interests as the livestock producing it.

The approval official should verify the existence of liens for the other party. For loan making purposes, a prior lien will effectively eliminate the security value of a third party's pledge of security. Despite that, a lien will still be helpful for monitoring security and reducing risk to the other lender and FSA. Filing a CNS-1 on livestock on all owners may assist the guaranteed lender in tracking the security.

For undivided jointly owned livestock, an agreement substantially similar to FSA's Form FSA-2318, "Agreement for Disposition of Jointly Owned Property" should be used. All individuals having an undivided interest in the security and their lenders should execute the agreement before guaranteed loan funds are disbursed. However, since liquidation is not imminent, the verbiage in Part D of Form FSA-2318, "To Be Completed Immediately Prior to Sale by Government" should not be used.

- If an applicant/borrower is going to purchase separate and identifiable animals (the first action) and then comingle this livestock into someone else's existing herd (the second action) and then claim an ownership *share* of all of the livestock (the third action), a second sales agreement should be obtained to transfer partial ownership shares to each other. Both the borrower's lender and the other party's lender should release their lien on the livestock shares being transferred to the other party. There may be tax consequences for the parties.
- If an applicant/borrower is purchasing existing livestock from someone's existing herd and claim an undivided ownership share of all of the livestock at the facility, a sales agreement will be needed to transfer the ownership share to the applicant. The other party's lender will need to release their lien in exchange for an extra payment (likely from the guaranteed loan funds).
- After a joint herd is established the parties may want or need to change ownership percentages. This could result from one party buying out a share of the other party or one party wanting or needing to provide a disproportionate contribution to maintaining or increasing the herd size. Any significant change in the percentage ownership would require a new agreement similar to Form FSA-2318, "Agreement for Disposition of Jointly Owned Property" and for dairies, new dairy assignments, be signed by all parties, including the other party's lender.
- Checks for the sale of comingled livestock may need to have all owner and lender names on them.

ATTACHMENT A – SAMPLE SHARED FACILITY AGREEMENT

The below language is provided as a template to assist producers, particularly beginning farmers who are farming as individuals from the same farm site, in addressing issues that may arise from such arrangements. Use of all or a portion of this language is at the discretion of the producer(s) / applicant(s) to assist in documenting eligibility for FSA farm loan assistance as well as to communicate how their operations will function (e.g. as individual producers, joint operators, or other entity). This sample form is illustrative and does not require or express any preference for one set of terms and conditions over another; the terms of the actual agreement adopted by the Parties will be determinative and will guide FSA eligibility determinations. USDA-FSA does not offer legal advice on use of this agreement. Applicants are encouraged to contact an attorney if they have questions on drafting an agreement.

This Agreement is entered into this ___ day of (Month), (Year) by and between (Names of participants), hereinafter collectively referred to as “Parties”.

The Parties enter into this Shared Facility Agreement to clarify their standing as individual operators farming from a shared site.

THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. **ORGANIZATION:** The Parties agree that (*name of Participant*) is the owner of the farm facility site located at (*insert address or legal description*) Minnesota, consisting of (*list facilities and land to be included in the agreement*). (*Participant / Owner name*) is the owner of farm machinery necessary to maintain and operate the farm facilities. For purposes of this agreement, (*Participant / Owner name*) authorizes and allows the Parties the use of the facility for purposes of (*Insert specific purposes for example; housing livestock, milk production and farm machinery or feed storage*).
2. **INDIVIDUAL ASSETS:** (*Participant / Owner name*) and (*other participant name*) are the individual and sole owners of certain (*list assets*) which shall be used for a (*list type of operation*) for the production of (*list products for example feed and milk*) pursuant to the terms of this Shared Facility Agreement. The Parties shall maintain individual ownership of these assets during the term of this agreement. The individual assets owned by (*Participant / Owner name*) are listed on Exhibit A and the individual assets owned by (*other participant name*) are listed on the attached Exhibit B.
3. **INDIVIDUAL MANAGEMENT:** Each of the Parties shall manage their business as separate entities and nothing in this agreement shall be construed to create a partnership or joint venture. Each of the Parties shall maintain separate and contemporaneous bookkeeping entries and accounts, and each shall file their own income tax returns.
4. **SERVICES:** Each of the Parties shall contribute (*full-time or other identified percentage of time*) work to the success of their farm operation including but not limited to (*list in some detail the work to be done by each Party*). No Party shall receive any compensation for their work other than the compensation described in Paragraph 7 of this Agreement
5. **SHARED MANAGEMENT RESPONSIBILITIES:** Certain management and responsibilities shall be shared by the Parties and the Parties shall act in good faith to operate under a mutually agreed management plan as follows: (*or other wording as appropriate to describe the actions to be taken*)

6. **EXPENSES:** *(Participant / Owner name)* shall be responsible for all expenses related to the maintenance and care of the facilities including all repairs and maintenance to *(list facilities and land to be included)* and all items related to the facilities, equipment and land necessary to operate the *(list type of operation)* business. *(Include details on the arrangement for payment of insurance and how expenses are to be paid. For feed expenses, clarify how benefits of government crop programs are to be handled).* Expenses shall be settled within an agreed timeframe *(monthly, quarterly, semi-annually, etc).*
7. **COMPENSATION:** In recognition of the Shared Facility Agreement and the responsibilities assigned to each Party to this agreement, the compensation to the Parties shall be payable *(monthly, quarterly, semi-annually, etc)* as follows:
 - A. *(Participant / Owner name)* *(specify how the income from the operation will be identified and how it will be received from the operation.)*
 - B. *(other participant name)* *(Specify how the income from the operation will be identified and how it will be received from the operation.)*
 - C. *Clarify any other issues such as rental income that may be paid by one Party to the other in exchange for usage of assets.*
 - D. *If there are more than two individual participants, insert additional paragraphs to best describe the compensation of these additional participants.*
8. **VACATION:** Each of the Parties shall be allowed *(number of days/weeks)* vacation annually at a time mutually agreed by the Parties. During the vacation of one of the Parties, the other(s) shall assume full responsibility for the operation of the vacationing Party's farm operation.
9. **FINANCING:** The Parties agree to cooperate and execute all documents necessary to obtain financing through USDA – Farm Service Agency.
10. **OWNERSHIP OF ASSETS:** *(Participant / Owner name)* shall retain ownership of all real estate assets, buildings, farm machinery, supplies and other owned assets necessary to implement this agreement other than *(list assets of other participant)*. *Further describe how assets will be retained and owned into the future.*
11. **VOLUNTARY TERMINATION:** *Describe the timeframe for giving notice to terminate the agreement and describe how distribution of any jointly owned assets would be handled. Note: Any termination must still meet applicable USDA benefit eligibility rules as applicable.*
12. **INVOLUNTARY SALE:** In the event any Party is determined to be insolvent, files for bankruptcy protection, becomes mentally incompetent, or is determined to be permanently disabled by a personal physician, the non-affected Party *(or, Parties, if more than one and if necessary for the proper interpretation of this paragraph)* shall have the option of purchasing the interest of the Party affected by the happening of such event. If the non-affected Party chooses to purchase the interest of the affected Party, the non-affected Party shall give written notice of his intent to purchase said interest to the affected Party or his representative.

12. **INVOLUNTARY SALE (Cont.)**

The sale shall be closed within (*number of days/weeks/months*), or other reasonable time as necessitated or as agreed to by the Parties, after the date of the notice of intent to purchase. The purchase price and payment shall be made pursuant to Paragraphs 14 and 15 of this Agreement. If the non-affected Party chooses not to purchase the affected Party's interest, then the Parties shall divide assets in the same method as in Paragraph 11.

13. **DEATH OF A PARTY:** In the event of the death of a Party, the surviving Party (*or, Parties, if more than one and if necessary for the proper interpretation of this paragraph*) shall have the option to purchase the property owned by the deceased Party. If the surviving Party chooses to exercise this option the surviving Party shall provide written notice to the deceased Party's representative within thirty (30) days following the date of death. The purchase price and method of payment shall be determined as provided for in Paragraphs 14 and 15 of this Agreement.

14. **PURCHASE PRICE:** For the purposes of determining the purchase price for the assets, the continuing Party (*or, Parties, if more than one and if necessary for the proper interpretation of this paragraph*) and the affected Party or their representatives shall select an appraiser to determine the fair market value of the assets owned by the affected party.

15. **METHOD OF PAYMENT OF PURCHASE PRICE:**

A. Term of Payment – At the election of the Purchaser(s), payment shall be in cash of not less than (*a number*) percent (*_%*) of the total purchase price with the balance to be paid by the execution of a Promissory Note by the Purchaser(s) with interest as provided in the next subparagraph payable in equal monthly installments of Principal and Interest with payments amortized over a period of (*list number*) years. Said Promissory Note shall provide for a prepayment without penalty, and the same shall be secured on all of the assets owned by the Purchaser(s).

B. Interest on Payments – The aforesaid Promissory Note shall bear interest at a rate equal to the prime rate being charged by (*list source used*) or its successor.

16. **ARBITRATION:** Any dispute under this agreement as to any problem which must be mutually agreed upon to be binding will be submitted to arbitration if any Party, or a legal representative of a Party, so requests. Such a request must be in writing, must be signed by one Party, must be delivered to the other Party (or Parties), and must state the problem to be settled. Within one (1) week after such request has been so delivered, the Parties, or their legal representatives, will (*insert provision applicable for the number or participants in the operation considering the cost and value provided to the operation depending on the procedure selected*) e.g., each appoint one person to act as arbiter, and these two will appoint a third; the three thus appointed will decide the problem. A decision supported by a majority (two) of these arbiters will be binding on the Parties.

17. **ENTIRE AGREEMENT:** This Shared Facility Agreement represents the entire agreement between the Parties. Any and all prior discussions negotiations, commitments and understandings relating thereto are hereby merged herein.

18. **BENEFIT:** The Shared Facility Agreement will be binding upon and inure to the benefit of the heirs, personal representatives, successors and assigns of all Parties to this Agreement.
19. **GOVERNING LAWS:** This Agreement, and the application or interpretation thereof, will be governed by its terms and by the laws of the State of Minnesota and such federal laws as may be applicable.
20. **OTHER:** *Include any other issues here that are not already addressed elsewhere in the Agreement.*

Date (Name)

Date (Name)

[Add additional signature blocks for additional Parties]

SPOUSAL CONSENT

The undersigned being the spouse of (*participant name*) hereby consents and joins in the foregoing Operating Agreement.

Date (Name)

[Add additional signature blocks for additional spouses]

**Memorandum of Understanding
Between the
Farm Service Agency (FSA)
and the
Minnesota Rural Finance Authority**

I. SUBJECT:

Implementation of Section 309(i) of the Consolidated Farm and Rural Development Act (CONACT), as added by Section 5 of the Agricultural Credit Improvement Act of 1992 (Pub. L. 102-554, October 28, 1992).

II. PURPOSE:

The purpose of this Memorandum of Understanding (MOU) is to provide cooperation and participation in joint funding between FSA and Minnesota Rural Finance Authority.

III. BACKGROUND:

Section 309 (i) of the CONACT requires that an MOU between FSA and any State Beginning Farmer Program be entered into when the State expresses interest, in writing, to coordinate financial assistance to beginning farmers and ranchers. The Act describes a State Beginning Farmer Program as any program that is "(A) carried out by, or under contract with, a State; and (B) designed to assist persons in obtaining the financial assistance necessary to enter agriculture and establish viable farming or ranching operations."

IV. AGREEMENT:

It is mutually agreed by the parties to this MOU that they will cooperate and participate in joint funding as specified below:

A. If Minnesota Rural Finance Authority makes a commitment to provide a qualified Beginning Farmer or Rancher with financing to establish or maintain a viable farming operation, FSA will provide financial assistance through the use of the Down Payment Loan Program and/or the Guaranteed Loan programs subject to all of the following:

1. applicable law and regulations,
2. normal loan approval criteria,
3. availability of funds and

B. FSA will not provide Guaranteed Loan assistance when the funds have been derived from tax exempt bonds.

C. FSA will not charge a fee to obtain or retain a guarantee in connection with any joint funding under this MOU.

D. FSA will issue the Guarantee Loan at 95 percent for loans to Beginning Farmers and Ranchers made under this MOU.

V. IMPLEMENTATION:

This MOU is effective immediately upon the last signature dated below and will continue in effect until modified or revoked by agreement of both parties, or revoked by either party alone upon 30 days written notice. Modifications to this document may be made by mutual agreement and such modification will be in effect upon the signing of the modified document.

FARM SERVICE AGENCY

By Chris Beyerhelm
CHRIS BEYERHELM
Deputy Administrator, FLP
USDA Farm Service Agency

Date 8/3/11

MINNESOTA RURAL
FINANCE AUTHORITY

By Jim Boerboom
JIM BOERBOOM
Deputy Commissioner of the MN
Department of Agriculture
St Paul, Minnesota 55155

Date July 25, 2011

***--Lender's Environmental Certification Guide to Questions found on Form
FSA-2211, “Application for Guarantee”--***

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How to Use This Guide:

*-- The numbers found in front of the individual sections in the Table of Contents correspond to the questions under the section titled “Environmental Information (All Lender Types)” on the guaranteed application form [FSA-2211](#). The guarantee forms and website links discussed in this Guide can be found at the end of the guide on page 16 (Note: Words in **blue font** indicate a link can be found on page 16). Please contact the Minnesota FSA State Environmental Coordinator’s via email at SM.FSA.MN.EQ@usda.gov if a hyperlink does not work properly.--*

This guide is intended **for lender use** to clarify the extent of assistance that the Farm Service Agency (FSA) expects of lenders to support FSA’s compliance with the National Environmental Policy Act (NEPA), the National Historic Preservation Act (NHPA), the Endangered Species Act (ESA), and other environmental and cultural resource laws, regulations, and executive orders. This guide is also intended to assist lenders in understanding the level of investigation that is required for determining the amount of hazardous waste or other environmental contamination that may be present on real property being offered as security for loans. This list is not totally inclusive. Unique environmental aspects of the proposal or its location may require additional documentation to be provided by the lender. FSA recognizes that most lenders are not environmental experts and professional environmental review services are not typically expected.

FSA is responsible to complete an environmental review for each loan application or action proposed in order to comply with NEPA. FSA will continue to be responsible for final determinations concerning compliance with NEPA and with loan applicant compliance under the highly erodible land \ wetland conservation provisions of the Food Security Act.

For SEL and CLP lenders, form [FSA-2291, “Lenders Processing Checklist”](#) contains review actions pertaining to environmental requirements. Lenders are encouraged to use the checklist as well as this guide. Also, lenders are encouraged to review the [FSA Environmental and Cultural Resource Compliance web site](#) for many helpful links and datasheets.

How to Use This Guide: (continued)

Depending on the purpose for the guaranteed loan application and the intended loan collateral, it may be necessary that the lender complete portions of the preliminary environmental investigation, including the following:

- Conducting a site visit and advising FSA of any potential problems observed as in:
 - Leaking pesticide, herbicide, petroleum or other chemical containers, runoff from a feedlot entering a creek, wetland or tile intake and/or
 - Impacts to potentially historical properties, buildings or sites.

IMPORTANT NOTE: No vegetation clearing, site preparation or construction activity to disturb structures or ground can be commenced until the entire environmental review process is completed and you have received written approval of the project proposal.

1. HEL/WL Compliance:

Applicant has certified compliance on AD-1026 covering the period of the loan and filed AD-1026 with the applicable Farm Service Agency Service Center. 2-FLP Paragraph 208 D, 1-EQ Paragraph 8 A, Paragraph 51 and Paragraph 52.

Background¹:

Applicants for loans and other servicing actions must certify that he/she has not and will not violate the FSA Highly Erodible Land and Wetland Conservation (HELC/WC) provisions and Section 363 of CONACT. This includes using loan funds for another purpose on the same operation such that non-loan funds could be used to manipulate or impact the wetland. Loan funds and servicing actions cannot be used in a manner that will drain, dredge, manipulate or otherwise affect a wetland.

Process/Action:

1. AD-1026:
 - **SEL, CLP and PLP Lender:**
 - Determine with the applicant, if they have a current AD-1026 on file with FSA and have certified compliance.
2. Answer Guarantee Loan Application Environmental Information Question #1:
 - **“YES\TRUE”** - Applicant has certified compliance on AD-1026 by signing and dating AND it was filed with FSA.
 - **“NO\FALSE”** – Applicant has not signed a current AD-1026 and/or not filed the AD-1026 with FSA.

Documentation:

Per the Process/Action, the lender should document in their file that the applicant has certified compliance and has an AD-1026 on file with FSA.

FSA will need to review the AD-1026 to determine if additional information is needed to complete the NEPA review. Examples of items which may be needed are: a copy of the Certified Wetland Determination and a copy of the Conservation Plan.

¹ Pertinent Statute / Executive Order (EO): Food Security Act (FSA of 1985 as amended); Executive Order (E.O.) 11990, Protection of Wetlands; Section 363 of Consolidated Farm and Rural Development Act (CONACT); Minnesota Wetland Conservation Act.

2. Land Use:

Proceeds from this request or project will not accommodate any shifts in land use, ground disturbance, clearing of woody vegetation or stumps or for drilling of a well? 2-FLP Paragraphs 208 and 209, and 1 EQ Paragraphs 42, 43 and 56.

Background²:

The Nation's farmlands, forest lands, rangelands, flood plains, and wetlands are unique natural resources providing food, fiber, wood, and water necessary for the continued welfare of the people of the United States and for the protection from floods. The continued reduction in the Nation's farmland base may threaten the ability of the U.S. to produce food and fiber to sustain domestic needs. FSA is required to consider adverse effects on the conversion of farmland to nonagricultural uses. In addition, FSA must consider changes to the land via ground disturbance, clearing of woody vegetation, construction projects, etc. that could adversely impact the Nation's valuable and protected resources.

Process/Action:

1. Lenders should consider the following factors prior to making their determination:
 - Will there be a shift/change in land use? I.E., converting native pasture to cropland, removing old grove to build a hog barn, taking cropland out of production for wind generation purposes, etc.
 - Will there be ground disturbance in previously undisturbed areas or planned disturbance will exceed the depth of previous disturbance? I.E., installing field drainage tile, building construction, new farm storage facilities, etc.
 - Will there be clearing of woody vegetation, tree stump removal, or other site preparation (earth moving, leveling and grading actions)? I.E., tree removal, excavations, soil conservation practices and wetland restorations, etc.
 - Will there be well drilling, irrigation or other utility services installed? I.E., wells, septic tanks, electric & water lines, etc.

2. Answer Guarantee Loan Application Environmental Information Question #2:
 - **“YES/TRUE”** – If the proceeds from this loan action **will not** accommodate a shift in land use, ground disturbance, vegetation removal or drilling a well.
 - **“NO/FALSE”** – If the proceeds from this loan action **will** accommodate a shift in land use, ground disturbance, vegetation removal or drilling a well.

Documentation:

Record site visit in lender file and document results. Describe in detail in the loan narrative the planned shift in land use, ground disturbance and/or vegetation clearing. The lender could supply FSA with digital pictures, if available, to assist with clarity of the activity.

² Pertinent Statute / Executive Order (EO): Farmland Protection Policy Act, subtitle I, Pub. L. 97-98; 7 CFR Part 658, Farmland Protection Policy Act, 7 U.S.C. 4201-4209; USDA DR 9500-3, Land Use Policy; National Historic Preservation Act (NHPA) of 1966 as amended, 54 U.S.C. 306108; American Indian Religious Freedom Act, 42 U.S.C. 1996; Archeological and Historic Preservation Act 16 U.S.C. 469-469c; Archeological Resources Protection act, 16 U.S.C. 470aa-470mm; Native American Graves Protection and Repatriation Act, 25 U.S.C. 3001-3013; Executive Order 11593 of May 13, 1971, Protection and Enhancement of the Cultural Environment; Endangered Species Act, 16 U.S.C. 1531.

3. Floodplains:

Property on which farming activities are taking place is not located near or within a floodplain. 2-FLP Paragraph 208 E and 1-EQ Paragraph 50.

Background³:

FSA will not approve actions or activities that could significantly affect floodplains, and when practical will encourage development outside of flood prone areas and the use of flood resiliency design features.

Process/Action:

1. Determine if farm structures or planned development will be within 100-year floodplain:
 - Review FEMA floodplain maps.
 2. Answer Guarantee Loan Application Environmental Question #3:
 - **“YES/TRUE”** - No existing structures to be used as security or planned development within 100-year floodplain - **(NO NEED TO SUBMIT COPY TO FSA)**.
 - **“NO/FALSE”** – Existing structures to be used as security or planned development within 100-year floodplain:
 - SEL Lender: Copy of floodplain map in casefile and submit copy of flood plain map to FSA.
 - CLP and PLP: Copy of floodplain map in casefile and adequately address in loan narrative and/or submit copy of floodplain map.
- Note:** Placement of a structure and/or development within 100-year floodplain area:
- Producer required to obtain Floodplain Development and/or Corps of Engineers permits.
 - Public Notification may be required as part of the environmental review FSA is required to conduct.
 - Alternatives to constructing or financing a project within a floodplain should be considered.

Documentation:

Document the lender case file with the information required under Process/Action and submit copies to FSA, as applicable. ***Contact FSA if development will take place in a floodplain.***

³ Pertinent Statute / Executive Order (EO): Executive Order 11988, Floodplain Management; USDA DR 9500-3, Land Use Policy.

3. Floodplains: (continued)

Resources:

- Some local and/or county governments:
 - FEMA Distribution Center at 1-800-358-9616. You can access floodplain maps directly from FEMA using the following link:
<https://msc.fema.gov/portal/search?AddressQuery=mn> or <https://msc.fema.gov/portal/>
- Producer could also contact FEMA if they thought that the area being impacted was not within the mapped floodplain.
- Permit for Floodplain Development - <https://www.fema.gov/permit-floodplain-development>
- Additional floodplain management information is found at:
 - <https://www.fema.gov/national-flood-insurance-program>
 - http://www.dnr.state.mn.us/waters/watermgmt_section/floodplain/index.html

4. Historical and Archaeological Sites:

Property on which farming activities take place is not known to be of historical significance or contain any known archaeological sites? 2-FLP Paragraph 209 and 1-EQ Paragraph 43.

Background⁴:

FSA is required to consider adverse effects on property which is listed or may be eligible for listing on the National Register of Historic Places. FSA can access the current listing but needs the lender to indicate if part or all of the property may be eligible for listing. This also includes any types of cultural artifacts such as burial mounds, pottery, and prehistoric findings. Any consultation with the State Historical Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) which must be conducted, is the responsibility of FSA. However, the lender and/or applicant will be expected to supply supporting information and documentation to FSA.

As a reminder, no vegetation clearing, site preparation or construction activity to disturb structures or ground can be commenced until the entire environmental review process is completed and you have received written approval of the project proposal.

Process/Action:

1. Lenders should consider the following factors prior to making their determination:
 - Actions impacting structures over 50 years old. This includes structures to be remodeled or demolished as part of the application request or with personal funds.
 - Actions to structures of any age with significant historical/architectural features.
 - Actions to impact (potential) archaeological site(s).
 - Earth moving activity or construction with disturbance in previously undisturbed areas or planned disturbance will exceed depth of previous disturbance.

2. Answer Guarantee Loan Application Environmental Information Question #4:
 - **“YES/TRUE”** – If the property is not known to be of historical significance or contain any known archaeological sites, does not contain any potentially eligible structures or sites, and there will be no new ground disturbance below the depth of previous disturbance.
 - **“NO/FALSE”** – If the action includes one of the activities described in Process #1.

Documentation:

Record site visit in lender file and document results of any discussions/findings with the landowner, operator and/or applicant regarding the presence or absence of historic property and/or whether the property has structures or sites which are eligible for listing. The lender shall describe the proposed project action in the loan narrative and could supply digital pictures, if available, of the structure or site to assist with the clarity of the project activity.

⁴ Pertinent Statute / Executive Order (EO): National Historic Preservation Act (NHPA) of 1966 as amended, 54 U.S.C. 306108; American Indian Religious Freedom Act, 42 U.S.C. 1996; Archeological and Historic Preservation Act 16 U.S.C. 469-469c; Archeological Resources Protection act, 16 U.S.C. 470aa-470mm; Native American Graves Protection and Repatriation Act, 25 U.S.C. 3001-3013; Executive Order 11593 of May 13, 1971, Protection and Enhancement of the Cultural Environment.

5. Hazardous Substances:

Property on which the farming activities take place is not contaminated with hazardous substances or waste and does not contain underground storage tanks 2-FLP Paragraph 208 C and 2-EQ Paragraph 11 C.

Background⁵:

Due Diligence is the process of inquiring into the environmental conditions of real estate in the context of a real estate transaction. Of concern is the presence of contamination from hazardous substances or petroleum products and their impact on the market value of the property. Lenders should recognize the importance of sound documentation of their environmental investigation to avoid potential reduction of a loss claim.

Process/Action: Completed on all real estate that will serve as primary security.

1. Lender checks public records for evidence of hazardous wastes. Two possible sites are:
[EPA My Environment \(https://www3.epa.gov/myem/envmap/find.html \)](https://www3.epa.gov/myem/envmap/find.html)
My Land – (National Priorities List).

[NEPA Assist \(https://nepassisttool.epa.gov/nepassist/nepamap.aspx \)](https://nepassisttool.epa.gov/nepassist/nepamap.aspx) - EPA
Facilities – (Hazardous Waste and NPL).

2. Lender conducts a site visit with the loan applicant and/or property owner.
3. Lender completes an approved questionnaire. Use the form FSA-851 (<https://forms.sc.egov.usda.gov/eForms/welcomeAction.do?Home>) – click browse forms, enter form number ‘851’ and click search), **or** an American Society of Testing and Materials (ASTM) Standards E-1528 Transaction Screen Questionnaire, **or** similar questionnaires or screening tools meeting the requirements outlined by their respective regulator.
4. Review Individual Sewage Treatment Systems (ISTS) which are utilized or proposed to be utilized by the applicant/borrower to determine if out of compliance with state and county ordinances on tracts which will be purchased. The ISTS on RE not purchased which will serve as primary security or additional security, must not be an imminent threat.

See the state website at [MPCA Subsurface Sewage Treatment Systems Program \(https://www.pca.state.mn.us/water/subsurface-sewage-treatment-systems\)](https://www.pca.state.mn.us/water/subsurface-sewage-treatment-systems) for more information on what is required for a compliant septic system. Specifically, systems that are discharging above ground, discharging to a ditch or tile system or backing up into a dwelling are considered an imminent threat under *state statute* and must be repaired or replaced. [MN Compliance Inspections for Subsurface Sewage Treatment Systems \(SSTS\) \(https://www.pca.state.mn.us/sites/default/files/wq-wwists4-39.pdf\)](https://www.pca.state.mn.us/sites/default/files/wq-wwists4-39.pdf) provides a fact sheet on inspecting sewer systems.

⁵ Pertinent Statute / Executive Order (EO): Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. 9620; Resource Conservation and Recovery Act (RCRA), 42 U.S.C. 6962.

5. Hazardous Substances: (continued)

Failing systems contribute to surface and ground water contamination. Some counties or watershed districts have low interest money available to replace failing systems. If a septic system is considered an “imminent threat” it is expected that the producer will take the necessary steps to bring the system into compliance.

5. Answer Guaranteed Loan Application Environmental Information Question #5:
- **“YES/TRUE”** – No potential problems indicated from site visit and completed FSA 851, ASTM E-1528 Transaction Screen Questionnaire, or similar documentation,
AND
RE being purchased - if ISTS present is in compliance,
AND
RE serving as security with ISTS present is not an imminent threat.
 - **“NO/FALSE”** – Potential problems indicated from site visit and completion of FSA 851 or ASTM E-1528 Transaction Screen Questionnaire, or similar documentation,
AND/OR
Individual sewage treatment system is imminent threat.

Documentation:

- Record site visit in the lender file.
- File the FSA-851, ASTM E-1528 TSQ, or a similar questionnaire in the case file.
- Describe any environmental issues or impacts in the lender narrative.
- If issues or potential problems exist, the Lender can submit a copy of the questionnaire with associated digital pictures, so the FSA authorized agency official can review the information.
- Contact FSA Office to discuss concerns, if further actions need to be considered. Submission of the questionnaire is not required if it appears that there are no potential problems.

6. Endangered Species:

There are no known endangered or proposed endangered species or habitats that will be disturbed by the operation. 2-FLP Paragraph 208 B and 1-EQ Paragraph 42.

Background⁶:

The Endangered Species Act (ESA) provides for conserving species that are in danger of becoming extinct and applies to threatened and endangered species and designated critical habitats. These resources include vegetation, wildlife, and protected species including threatened and endangered species and their designated critical habitat. The ESA requires Federal agencies to evaluate all actions for the potential to impact protected species or critical habitat, including activities considered as categorical exclusion (CATEX) that involve a shift in land use. The FSA will not approve actions or activities that could adversely affect threatened, endangered, and proposed species or their formally designated critical habitats. Consultation with the U.S. Fish and Wildlife Service (USFWS) is the responsibility of FSA.

Process/Action:

1. Review the area of impact for the presence of listed endangered and threatened species and their potential habitat within the area of potential effect (APE). To determine the presence or absence of protected species and critical habitat, a protected resources list may be used to assist with determining if any species or habitat may be within the APE. A few possible resources for obtaining this information are:
 - USFWS Endangered Species in Minnesota website, to locate the species list for the county: <https://www.fws.gov/midwest/Endangered/lists/minnesot-cty.html> or
 - The USFWS IPaC (Information for Planning and Consultation) web tool: <https://ecos.fws.gov/ipac/>.

2. Answer Guarantee Loan Application Environmental Information Question #6:
 - **“YES/TRUE”**- You can answer “Yes/True if either of the following apply:
If your analysis indicates **there are “no”** protected species or critical habitat in the APE.

OR

If your analysis indicates **there are** protected species or critical habitat in the APE, **however**, the loan action and operation will not impact or disturb the known endangered species or the critical habitat.

“NO/FALSE” – If the loan action and operation may possibly impact protected or endangered species or critical habitat.

⁶ Pertinent Statute / Executive Order (EO): Endangered Species Act of 1973, 16 U.S.C. 1531; Migratory Bird Treaty Act, 16 U.S.C. 703-711; Executive Order 13186 of January 10, 2001, Responsibilities of Federal Agencies to Protect Migratory Birds; Bald & Golden Eagle Protection Act, 16 U.S.C. 668; Executive Order 13112 of February 3, 1999, Invasive Species; Departmental Regulation 9500-4, Fish and Wildlife Policy.

6. Endangered Species: (continued)

NOTE: IN MINNESOTA, any planned action to remove woody vegetation (trees and/or brush) will require FSA to consult with the USFWS per the potential impact to the Northern Long Eared Bat (NLEB).

Documentation:

The Lenders loan narrative must clearly describe the loan action, so the FSA reviewing individual can clearly determine if the action will impact any threatened, endangered, or proposed species and their critical habitat. The submission of digital pictures, if available, to help clarify the proposed project and area will assist FSA in determining if the action will impact endangered species or habitat and if FSA needs to consult with the USFWS or other agencies. Record site visit in the lender file.

7. Environmental Compliance:

There are no pending or active law suits regarding environmental compliance against the operator or property and there are no environmental liens or judgements filed against the property as a result of not complying with Federal or State environmental laws? 2-FLP Paragraph 208 C and 2-EQ.

Background¹:

Guaranteed lenders are required to perform due diligence in conjunction with a request for a loan guarantee involving real estate security. The presence of hazardous substances that have been released can reduce a property's value, because of the regulatory and cleanup costs associated with contaminated soils and groundwater. In addition, environmental liens and judgements filed against the property can reduce the collateral value available for the loan.

Process/Action:

1. There are a series of questions on the FSA-851, Environmental Risk Survey Form and the American Society of Testing and Materials' Standards e-1528, Transaction Screen Questionnaire (ASTM e-1528) which are used to establish the present use of the property as well as any historical use which may be a contributing factor in any present contamination concerns. The forms also inquire about any pending or active lawsuits and any liens or judgements filed against the property.

These questions on the risk assessment surveys are self-explanatory. The preparer can answer these questions based on interviews with the owner and/or occupant, visual search of the property, and perform a search of various government records and historical sources.

2. Answer Guarantee Loan Application Environmental Information Question #7:
 - **"YES/TRUE"** – If there are **no** pending or ***--active lawsuits--*** regarding environmental compliance against the operator or property **and** there are **no** environmental liens or judgements filed against the property as a result of not complying with Federal or State environmental laws.
 - **"NO/FALSE"** - If there **are** pending or active lawsuits regarding environmental compliance against the operator or property **and/or** there **are** environmental liens or judgements filed against the property as a result of not complying with Federal or State environmental laws.

Documentation:

Record site visit in lender file and document results of discussions with the owner/occupant and any record searches completed.

¹ Pertinent Statute / Executive Order (EO): Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. 9620; Resource Conservation and Recovery Act (RCRA), 42 U.S.C. 6962.

8. State Water Quality Standards:

This is not a livestock operation. 2-FLP-208F

Background⁸:

The Federal Clean Water Act requires states to adopt water quality standards to protect the nation's waters. You can find information regarding waters of the state at the following MPCA site: [MPCA Water](https://www.pca.state.mn.us/water) (<https://www.pca.state.mn.us/water>) The basic intent of the water quality standards is to maintain and improve the quality of the state's surface and drinking water. Most livestock operations will require some form of special permits or waste management plans. Individual sewer systems have the potential to contribute to the problems of coliform contamination and high Total Maximum Daily Load (TMDL) levels in local streams and lakes (addressed under Hazardous Substances Section above). Runoff from improperly applied manure or silage piles impacts drinking water quality and oxygen levels in streams and creeks, contributing quickly to fish kills as well as algae blooms in area lakes and hypoxia in the Gulf of Mexico.

Process/Action:

1. Answer Guarantee Loan Application Environmental Information Question #8:
 - “YES/TRUE” – NOT a livestock operation, Environmental Review Section is complete.
 - “NO/FALSE” – Livestock operation, continue to Step 2.
2. Clearly indicate number of livestock and type of livestock.
3. Conduct a Site visit to determine if it appears the applicant is following good management practices and is following the required permit requirements and manure management plans.
4. Depending on size of livestock operation different state requirements (permits, manure management plans, etc.) are required to be submitted. General requirements are noted below, extraordinary circumstances could require additional documentation at the different sizes.
 - A. Small CAFO (Less than 300 AU):
 - Must be Registered with the County Feedlot Office.
 - B. Medium CAFO (300 AU to 999 AU):
 - Must be Registered with the County Feedlot Office.
 - Permit(s) is/are current and represents the operation.
 - Appropriate Manure Management Plan (MMP) or Transfer of Manure Ownership.
 - C. Large CAFO (1000 AU or more):
 - NPDES/SDS Permit.
 - Appropriate MMP or Transfer of Manure Ownership.

⁸ Pertinent Statute / Executive Order (EO): Clean Water Act, 33 U.S.C. 1251 et seq.; Safe Drinking Water Act Section 1424(e), 42 U.S.C. 300h; Resource Conservation and Recovery Act (RCRA), 42 U.S.C. 6962; Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. 9620;

8. State Water Quality Standards: (continued)

5. New Construction or Expansion of an existing livestock operation. Consider 1-4 along with the following:
 - Please contact FSA as soon as it becomes apparent that FSA assistance will be needed to finance a new livestock operation or an expansion of an existing livestock operation, so any FSA-necessary Environmental Evaluations are carried out concurrently with any state or county permitting processes.
 - If construction planned by the applicant/producer will impact greater than 1 acre of land or result in an additional 1 acre of impervious surface (includes driveways and parking areas) a Storm Water Pollution Prevention Plan (SWPPP) is required. The SWPPP is to prevent impacts to water quality and reduce liability in the case of extreme rain events. Normally this plan is required as a part of the state feedlot or local building permitting process and will include certain Best Management Practices.
 - Additional construction requirements are to be followed if the request involves direct or guaranteed loan funds. Discuss permits and plans needed for the proposed project with your local FSA Office or during a “Kick-off Meeting”, to determine the timing and when/who will provide the needed documents.

Documentation:

If Livestock Operation:

- Attach detailed description of livestock to the application, if more than one type of livestock and/or sizes.
- Discuss the Site Visit in the narrative indicating whether it appears the applicant is following good management practices and is following the required permit requirements and manure management plans.
- Submit copies of permits, manure management plans, any additional required documents that verify the applicant is operating his or her operation within required guidelines for the size of livestock operation.
 - Small CAFO (Less than 300 AU):
 - Provide FSA with copy of Feedlot Registration.
 - Indicate in narrative the registration represents the operation and producer is in compliance.
 - FSA may require a modified waste management plan for producers with smaller operations as documentation to support a finding of no reasonable potential for violation of water quality standards.

8. State Water Quality Standards: (continued)

- Medium CAFO (300 AU to 999 AU)
 - Provide FSA with copy of appropriate registration and permits obtained from producer or Feedlot Officer
 - Indicate in narrative that the permit(s) is/are current and represent the operation
 - Provide a copy of the appropriate Manure Management Plan (MMP) or Transfer of Manure Ownership
 - Discuss in loan narrative: Do permits reflect the operation? Are they current? Do Manure Management Plans indicate sensitive features and associated buffers? Is all the Manure transferring ownership at time of pumping? If so, are they following reporting requirements?
- Large CAFO (1000 AU or more)
 - Provide copy of NPDES/SDS Permit
 - Provide copy of Manure Management Plan
 - Discuss in loan narrative: Permit reflects present operation? Is it current? Manure Management Plan being followed? Is the producer following reporting requirements?

NOTE: SIZE OF OPERATION AND TYPE OF LOAN REQUEST WILL DETERMINE LEVEL OF ENVIRONMENTAL REVIEW THAT FSA WILL BE REQUIRED TO COMPLETE.

Resources:

- MPCA Feedlot Information
<https://www.pca.state.mn.us/quick-links/feedlots>
- EPA Agricultural A-Z Topics
<https://www.epa.gov/agriculture>
- *--University of MN Extension – Manure Management
<http://extension.umn.edu/livestock-operations/manure-management> --*

Website Links and Address Reference

Website Link Title	Document Location Reference	Website Address
eForms <ul style="list-style-type: none"> ▪ *--FSA-2211 ▪ FSA-2291 ▪ FSA-851--* 	Pages 1, 8, 9 & 12	http://forms.sc.egov.usda.gov/eForms/welcomeAction.do?Home
FSA Environmental and Cultural Resource Compliance website	Page 1	http://www.fsa.usda.gov/FSA/webapp?area=home&subject=ecrc&topic=landing
FEMA Map Service Center	Page 5	http://msc.fema.gov/portal
Permit for Floodplain Development	Page 5	https://www.fema.gov/permit-floodplain-development
FEMA National Flood Insurance Program	Page 5	http://www.fema.gov/national-flood-insurance-program
MN DNR Floodplain Management and Flooding	Page 5	http://www.dnr.state.mn.us/waters/water_mgmt_section/floodplain/index.html
MPCA Subsurface Sewage Treatment Systems Program	Page 8	https://www.pca.state.mn.us/water/subsurface-sewage-treatment-systems
MPCA Compliance Inspections for Existing Subsurface Sewage Treatment Systems	Page 8	https://www.pca.state.mn.us/sites/default/files/wq-wwists4-39.pdf
NEPA Assist	Page 8	https://nepassisttool.epa.gov/nepassist/epamap.aspx
EPA My Environment	Page 8	https://www3.epa.gov/myem/envmap/find.html
USFWS Endangered Species – MN	Page 10	https://www.fws.gov/midwest/Endangered/lists/minnesot-cty.html
USFWS IPaC	Page 10	https://ecos.fws.gov/ipac/
MPCA Water	Page 13	https://www.pca.state.mn.us/water/index.html
MPCA Feedlot Information	Page 15	https://www.pca.state.mn.us/quick-links/feedlots
EPA Agricultural A-Z Topics	Page 15	https://www.epa.gov/agriculture
--University of MN Extension – Manure Management--	Page 15	*-- http://extension.umn.edu/livestock-operations/manure-management --*

OPTIONAL VERIFICATION OF FARM SERVICE AGENCY BENEFITS

For: _____ (applicant). *See the accompanying authorization.* The applicant requests FSA to provide the following information in order to expedite the processing of a Guaranteed Loan or servicing application.

To: Farm Service Agency	From:
	Phone Number:
	Fax Number:
	E-Mail Address:

To be completed by FSA

- Based on the current CCC-902(s) does the applicant(s) operate as a:
 - Individual
 - Partnership
 - Corporation
 - Other: _____
- If the CCC-902 lists any other financial farming interests return a copy of the 902 with this form.
- Does the applicant(s) hold an eligible status with respect to the HELC and WC provisions of the Food Security Act?
 - Yes
 - No

4. Debt verification for MAL loans.

Commodity	# of Bushels	Interest Rate	Loan Amount	Due Date

5. Debt verification for FSFL loans.

Loan Number	Principal Balance	Accrued Interest	Interest Rate	Installment Amount	Loan Status (Ahead, Current, Behind)

- Is the applicant out of compliance or delinquent on any Farm Program? Yes No
If yes, please provide a brief factual explanation:

- Provide information as to any other program(s) the applicant(s) has received or applied for in the last 12 months. Examples: CRP, DMC, ARC/PLC, LFP, ELAP, LDP, LIP, etc.

Program	Amount	Payment Dates

- Please provide screen prints of the “Producer Farm Data Report” with this form.

The information provided on this form is believed to be correct as of this date _____.

If you have any questions regarding the information provided on this form please contact:

FSA Contact Person:	Phone Number:
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Chattel Appraisal Letter of Engagement

Dear _____ (Appraiser's name):

Date _____

We are requesting a chattel appraisal and report to be completed by you/your firm. You have agreed to provide this report to our office in _____ no later than _____, which you have agreed to in the placing of this order. You have agreed to complete and deliver this report for the sum of \$____. It shall be completed in an original and 1 (one) copy.

Your Point of Contact shall be _____ at (____) ____ - _____. He/She will coordinate access to the property. Discussions with the property owner shall be limited to only those necessary to assure a Farm Service Agency compliant appraisal report.

This appraisal and report shall provide the "As Is" market value of the property.

This appraisal is to be completed in accordance with the written appraisal requirements of the Farm Service Agency. These requirements are found in paragraph 142 A of FSA 1-FLP and in paragraph 182 of 2-FLP. You can utilize any reporting format desired however the report must contain, at a minimum, an identification of all chattel items appraised. As set forth in the above referenced handbooks the appraisal shall also include the following details on the various items:

The quantity, kind, sex, breed, color, weight or average weight, brands or other identification, and value of livestock.

The quantity, kind, manufacturer, size and type, condition, year of manufacture, serial or motor number (major items), and value of machinery and other equipment. On major items identify the key components contributing to value such as duals, cabs, MFWD, etc.

Do not include the aggregated value of items not readily or separately identified, i.e. Misc. Hand Tools @ \$5,000.

The appraisal must identify the source of values for the items appraised. The appraised value should always be based upon local auction results of same or similar property. In the absence of local information it may be based upon trade publications such as the F.A.C.T.S report. In no cases shall they represent retail value.

Prior to issuing payment for this report it will be reviewed administratively by the Bank and may also be reviewed by the Farm Service Agency as guarantor of the loan.

If you have any questions on this assignment, please contact me at ____ - _____ ext. ____ or email at _____@_____.

Sincerely,

XXX
Lender name and title

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REAL ESTATE APPRAISAL LETTER OF ENGAGEMENT

Dear _____ :

This letter engages you to complete a Market Value real estate appraisal of the subject property located at _____. The property must be appraised to the Highest and Best Use for the property. This property is currently being used for _____. Identify what property rights were appraised. If the property rights differ from “Fee Simple” please discuss with the Client.

The purpose of the report is to provide an “opinion of **market** value” based on a cash only sale, of the fee simple interest in the subject property. The definition of market value to be used in the appraisal report is provided. The intended use is:

Loan Making Loan Servicing Foreclosure _____

Definition of Market Value: The definition of market value is a current economic definition agreed upon by agencies that regulate federal financial institutions in the United States including the Resolution Trust Corporation.

“Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”¹

The “Client” is _____. The intended users of the report are the Client and the Farm Service Agency (FSA) and its successors and assigns. The property owner IS NOT an intended user of the report and will not be listed as an intended user of the report. The Client will be responsible for providing a copy of the report to the owner when required.

¹ USPAP 2008 Edition, AO-22, pg A-76 provides extensive source information on the definition

Your Point of Contact to coordinate access to the property shall be _____ at phone: _____. Discussions with this or other parties shall be limited to only those necessary to provide a Uniform Standards of Professional Appraisal Practice (USPAP) compliant appraisal report.

This appraisal report shall provide either:

- The “As Is” market value of the property
- An “As Improved” appraisal report. The main change to the property will be _____. *The plans and cost estimates for the improvements are attached for your use.*

The effective date of the appraisal will be either:

- The property inspection date
- _____

Any use of “Extraordinary Assumptions” or “Hypothetical Conditions” shall be clearly disclosed at the front of the report. This appraisal is to be completed in accordance with the USPAP as well as *--Minnesota Exhibit 15, “Summary of FSA Appraisal Assignment Guidelines”--*. Please:

- Include a completed copy of the attached Exhibit 15 with the appraisal.
- Do not include a completed copy of the Exhibit 15 with the appraisal

The delivery date we have agreed upon is _____. You have agreed to complete and deliver this report for the sum of \$_____.

*--An original and 1 (one) copy shall be delivered to the client. This report shall be in “Appraisal Report” format. The scope of work shall follow *--FSA Appraisal Assignment Guidelines--* and shall not impact the ability of FSA to conduct a technical review.--*

Enclosed for your use are:

- The legal description of the property to be appraised,
- *--Minnesota FSA Exhibit 15, “Summary of FSA Appraisal Assignment Guidelines”--*
- The purchase agreement and seller disclosures,
- The plans and cost estimates for the improvements,
- _____.

If you have any questions about this assignment, please contact _____.

Sincerely,

Enclosures

GUIDANCE FOR REAL ESTATE PURCHASES

Purchasing real estate is an activity in which many farmers, especially Beginning Farmers, have only limited experience. The following list is intended to assist farmers in considering possible issues before they make a financial commitment for a real estate purchase.

1. Does the seller know the location and/or have access to the abstract for the property?
2. Is there a complete/accurate legal description for the tract being purchased?
3. If access from public roads to the tract appears restricted, what is the legal access for the property?
4. What are the existing recorded easements such as conservation programs, access, drainage, pipelines?
5. What are the terms and status of any existing lease?
6. What is the seller's best phone number or other contact information for the buyer's appraiser to arrange for a possible inspection?
7. Can the seller provide written authorization for access to or provide copies of FSA farm records regarding:
 - a. Presence of HEL or wetlands. If HEL exists, what is the current conservation plan?
 - b. FSA Program crop acres/yields and current signup.
 - c. Actual cropping history.
8. What are the seller's responsibility for care of the property prior to the sale closing regarding buildings, fall tillage, manure application, etc.?
9. Will the purchase agreement allow a refund of any down payment if financing by _____ (lender) is not approved?
10. Can an option to lease be included if FSA and/or RFA financing is delayed due to lack of funding?
11. What private tiling records or maps are there?
12. Are real estate taxes homestead, non-homestead or other special use designations?
13. Have NRCS crop equivalent rating and soil maps been reviewed?
14. Is a soil fertility test from a private agronomy services appropriate?
15. Can a well test for nitrates be obtained? The county public health department often has sampling kits.
16. Are there any abandoned wells that may need proper sealing?
17. Is there abandoned hazardous waste on the property that may need clean up?
18. Is the septic system in compliance with local code?
19. If livestock facilities or irrigation exists, is there a current MN DNR Water Appropriation Permit?
20. If a livestock facility exists, is it properly permitted and in compliance with code?

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