

§§ 764.109–764.150 [Reserved]

Subpart D—Farm Ownership Loan Program

§ 764.151 Farm Ownership loan uses.

FO loan funds may only be used to:

- (a) Acquire or enlarge a farm or make a down payment on a farm;
- (b) Make capital improvements to a farm owned by the applicant, for construction, purchase or improvement of farm dwellings, service buildings or other facilities and improvements essential to the farming operation. In the case of leased property, the applicant must have a lease to ensure use of the improvement over its useful life or to ensure that the applicant receives compensation for any remaining economic life upon termination of the lease;
- (c) Promote soil and water conservation and protection;
- (d) Pay loan closing costs;
- (e) Refinance a bridge loan if the following conditions are met:
 - (1) The applicant obtained the loan to be refinanced to purchase a farm after a direct FO was approved;
 - (2) Direct FO funds were not available to fund the loan at the time of approval;
 - (3) The loan to be refinanced is temporary financing; and
 - (4) The loan was made by a commercial or cooperative lender.

§ 764.152 Eligibility requirements.

The applicant:

- (a) Must comply with the general eligibility requirements established at § 764.101;
- (b) And anyone who will sign the promissory note, must not have received debt forgiveness from the Agency on any direct or guaranteed loan;
- (c) Must be the owner-operator of the farm financed with Agency funds after the loan is closed. In the case of an entity:
 - (1) The entity is controlled by farmers engaged primarily and directly in farming in the United States, after the loan is made;
 - (2) The entity must be authorized to own and operate the farm in the State in which the farm is located;
 - (3) If the entity members holding a majority interest are:

- (i) Related by blood or marriage, at least one member of the entity must operate the farm;

- (ii) Not related by blood or marriage, the entity members holding a majority interest must own and operate the farm.

- (d) And in the case of an entity, one or more members constituting a majority interest, must have participated in the business operations of a farm for at least 3 years out of the 10 years prior to the date the application is submitted.

- (e) And anyone who will sign the promissory note, must satisfy at least one of the following conditions:

- (1) Meet the definition of a beginning farmer;

- (2) Have not had a direct FO loan outstanding for more than a total of 10 years prior to the date the new FO loan is closed;

- (3) Have never received a direct FO loan.

§ 764.153 Limitations.

The applicant must:

- (a) Comply with the general limitations established at § 764.102;

- (b) Have dwellings and other buildings necessary for the planned operation of the farm available for use after the loan is made.

§ 764.154 Rates and terms.

- (a) *Rates.* (1) The interest rate is the Agency's Direct Farm Ownership rate, available in each Agency office.

- (2) The limited resource Farm Ownership interest rate is available to applicants who are unable to develop a feasible plan at regular interest rates.

- (3) If the FO loan is part of a joint financing arrangement and the amount of the Agency's loan does not exceed 50 percent of the total amount financed, the Agency will use the Farm Ownership participation rate, available in each Agency office.

- (4) The interest rate charged will be the lower of the rate in effect at the time of loan approval or loan closing.

- (b) *Terms.* The Agency schedules repayment of an FO loan based on the applicant's ability to repay and the useful life of the security. In no event will the term be more than 40 years from the date of the note.