

Farm Real Estate Revolving Line of Credit

Does a Revolving Line of Credit Loan (RLOC) meet my needs?

- Do you need to use the equity in your farm to purchase more farm land?
- Will you need all of the loan proceeds at once, or over several months?
- Do you need financing to develop raw land for permanent plantings?

If you answered yes to any of these questions, then an FFB Farm Real Estate RLOC may be for you

Guidelines:

- Loan-to-value up to 50% of bare land value
- Minimum debt coverage of 1.35:1
- Debt-to-asset ratio maximum of 50%
- Current ratio minimum of 1.25:1
- Minimum 680 credit score
- Minimum Loan size of \$50,000
- Collateral for the loan is first lien on real estate

Features:

- Borrowing power up to 50% of your bare land value
- A 5-year interest-only draw period option, followed by a 15, 20, or 25-year amortization
- The option to renew the 5-year interest-only draw period for an additional 5 year period
- A 10-year interest-only draw period option*, followed by a 10, 15, or 20-year amortization
- The maximum term of the loan including the draw period is 30 years
- Option to convert to other loan products
- Unlimited draws, \$2,500 minimum
- Semi-annual interest payments during the draw period
- Tax-deductible mortgage interest**

**Five years from inception a loan servicing review will occur. If the review is favorable, the line of credit will continue for the remaining 5 years*

***Consult your tax advisor regarding tax-deductibility of interest. Loan availability subject to borrower meeting eligibility and credit guidelines. Terms subject to change.*



**FIRST
FINANCIAL
BANK**

Farm and Ranch Division

Financing America's Farmers and Ranchers 



@ffbfarmandranch



First Financial Bank - Farm
and Ranch Division



Farmer Mac
Approved Lender

FSA Preferred Lender

