

DOCUMENTS & INFORMATION

YOUR LENDER WILL NEED TO PROCESS A NEW FARM REAL ESTATE LOAN

Determining which documents your lender needs to review to process your farm real estate loan can be confusing. Knowing which documents to prepare and planning ahead can increase the speed in which your loan is processed. Below is a list of the documents that FCS Financial wants to review to approve your farm real estate application.

Personal Information

- ☐ Legal names of the parties liable for the loan
- ☐ Birth dates
- ☐ Social security numbers
- ☐ Address of residency and date moved in
- ☐ Number of dependents
- ☐ Year began farming

Financial Position

- ☐ **Copy of most recent financial statement**
To include any of the following that is applicable
 - **Liquid account statements**
 - Checking
 - Savings and/or money market
 - Stocks, bonds and CDs
 - **Crops, livestock**
 - Stored crops
 - Growing crops
 - Livestock
 - **List of equipment and vehicles** (by item and with established value)
 - Farm equipment (tractors, mowers)
 - Construction equipment
 - Recreational vehicles (boats, campers, four wheelers, motorcycles, trailers)
 - **Retirement accounts** (copy of statement)
 - IRAs, 401-K, SEPs, etc.
 - **Cash value life insurance** (not face amount)
 - **Real estate**
 - Home
 - Other farmland
 - Vacation properties
 - Rental or investment property

List of all debts, including co-signed and/or guaranteed debt

- Credit cards
- Vehicle loans
- Recreational vehicle loans (boat, camper, time share, UTV)
- House, farm, or property loans
- Include copies of your most recent statement that shows:
 - Outstanding principal balance, payment amount, date and interest rate

Non-Farm Income Information

- ☐ Name and address of employer
- ☐ Years employed by employer
- ☐ Copy of recent paystub

Income Information

- ☐ Copies of the previous three years tax returns; five years if complex or large loan request
- ☐ Income & expense projections if the source of historical income is changing
- ☐ List of farms operated (rental and owned farms)
 - Include rental arrangements/length of operation

New Farm Information

- ☐ Copy of real estate contract
Be sure it includes legal description of farm
- ☐ Income & expense projections for new farm
 - Plans on how you will operate the farm
 - Cash rent to local producer
 - Farm yourself

If you have another entity that will also be included in the loan, or if you own 50% or more in another entity, you will need to provide the same financial information, along with:

- ☐ **Copy of entity papers**
 - Operating agreement
 - Articles of incorporation
 - Partnership agreement
 - Certificate of secretary
 - Trust agreement



To find an FCS Financial office near you, visit www.myfcsfinancial.com or call 1-800-444-3276.

