What is Lifestyle Ranch Loan?

The “Lifestyle Ranch” loan program through the Secondary Market is an alternative loan product option for the individual “wage earner” who is financing a minimum of 60 acres in which use is considered recreational or hobby farm in purpose. With this product, underwriting is based on regular non farm income and has monthly payments.

Eligible Loan Qualifications

Max Loan Size: $3,000,000
Loan To Value: Up to 70% (60% in nine designated Mid-West states)
Debt To Asset Ratio: 55%
Current Ratio: 1:1
Minimum Annual Debt Obligations: 39% (calculated total annual P & I / Gross Income)*
Credit Score: Minimum 700
Purpose: Purchase or Refinance - Cash Out Is Not Allowed
Other: Minimum of 60 Acres
   Dwelling and any other improvements must not exceed 25% of total value

Terms

Payment frequency options: Monthly
Product Terms: All loan types, terms and amortizations available except Ag Equity
Pricing: Standard Pricing only

Credit and Documentation Requirements

• On AgPower LOS Application screen, select “Lifestyle Ranch” in the “UW Type” drop down box.
• Detailed Current Market Value Balance Sheet, completed and signed for all applicants.
• Full income documentation; all obligors – 3 years tax returns; Wage Earners – most recent paystub.
• Appraisal Highest and Best Use and Market Sales used to influence value of the property must not include land subdivision or commercial development potential.
• Loan Narrative to include basic background information relative to the application and the “Lifestyle Ranch” program.

*(see Zions Ag Finance Underwriting Grid for Lifestyle Ranch Debt Coverage Calculation)