



### **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)*