



PROGRAMS

- Affordable interest rates
- Down payment & closing cost assistance
- Lower monthly payments
- Increase home buyer purchase power
- Work with approved Nebraska lenders
- Partner with educated NIFA loan officers and real estate agents



- Beginning Farmer/Rancher Program
- Lower agriculture loan rates than those available in the conventional farm credit markets
- Purchase of land, land improvements, equipment/machinery, and breeding livestock



- Affordable rental housing in Nebraska communities
- Units built with Low Income Housing Tax Credits (LIHTC)
- Designated as Nebraska's housing credit allocation agency
- Credits to Own (CROWN) - lease-to-own housing program



- Partner with community-based organizations
- Technical assistance and outreach provide information of the financial resources available in the State; various programs NIFA has to offer; and the process by which housing development occurs



BEGINNING FARMER/RANCHER PROGRAM



The NIFA "Beginning" Farmer/Rancher Program assists farmers and ranchers to obtain agricultural loans at interest rates generally lower than the conventional farm credit markets.

This is accomplished by the issuance of a bond by NIFA. The bond allows the interest to be exempt from federal and Nebraska state income tax. The lender originates the loan and sets the interest rate to reflect the tax-exempt rate on the bond.

BENEFITS

- Below-market interest rates on agricultural loans
- Can purchase land, equipment, or livestock
- The lender receives tax-exempt interest income on the loan they make to the beginner

ELIGIBILITY

- Must be actively engaged in an agricultural or ranch operation or become actively engaged upon receiving the loan
- Net worth (including the net worth of a spouse) no more than \$500,000
- Have not had any direct or indirect ownership interest in "substantial farmland"
- Aggregate amount of the loans (subject to limitations on depreciable property) received by a farmer or rancher (including a spouse or minor children) cannot exceed \$558,000
 - *Adjusted annually for inflation/deflation

APPLICATION PROCESS

- Application forms available at www.nifa.org or at a local lender
- The terms of the loan are negotiated with a lender
- Application is submitted to NIFA, with a \$250 application fee
- NIFA issues an Intent Resolution to issue bonds upon application approval and holds a public hearing on the issuance
- When all terms of the bond are finalized, the farmer/rancher may request final approval from NIFA, and preparation of final bond closing documents for execution
- Documents are executed by all parties, the bond issue is closed, and the loan is funded
- All payments on the NIFA loan are made directly to the local originating lender

LEARN MORE @ NIFA.ORG/FARMER

