

CHECKLIST - *DOCUMENTS NEEDED TO OBTAIN A LOAN*



FCS FINANCIAL

Growing Relationships. Creating Opportunities.™

— A FARM CREDIT COOPERATIVE —

Documents & Information Your Lender Will Need to Process Your Loan

Determining which documents your lender needs to review to process your rural or 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 bullet list of the documents that FCS Financial wants to review to approve your farm real estate application. To find an FCS Financial office near you, visit www.myfcsfinancial.com or call 1-800-444-3276.

PERSONAL CONTACT INFORMATION

- Completed FCS Financial application - [download here](#)

FINANCIAL POSITION

- Copy of most recent financial statement
- List of all assets
 - ⇒ Copies of checking, savings, CD, & money market account statements
 - ⇒ List of all farm, construction or recreational equipment and /or vehicles owned
 - ⇒ Value of any real estate owned
- List of *all* debts, including cosigner and/or guaranteed debt

INCOME INFORMATION

- Name and address of employer and years employed
- Copy of recent paystub
- Copies of the previous 3 years tax returns; 5 years if complex or large loan request

NEW FARM OR RURAL PROPERTY INFORMATION

- Copy of real estate contract, if being purchased
- Income & expense projections for new farm
- Copy of crop insurance APH yields (if applicable)

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
 - ⇒ Certificate of good standing
 - ⇒ Trust agreement

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SPECIALIST**

**WHAT A LENDER EVALUATES
THE 5 C'S OF CREDIT**