

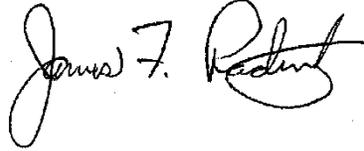
UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency
Washington, DC 20250

**Direct Loan Servicing – Special
and Inventory Property Management
5-FLP**

Amendment 14

Approved by: Acting Deputy Administrator, Farm Loan Programs



Amendment Transmittal

A Reasons for Amendment

Exhibit 37 has been amended to clarify the holding period to be used in voluntary conveyance requests.

Exhibit 60 has been amended to clarify:

- the holding period to be used in determining the maximum bid for Real Estate property
- that users shall add the prior lien on the bid calculation unless the property is being sold subject to prior liens.

Page Control Chart		
TC	Text	Exhibit
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**Worksheet for Accepting a Voluntary Conveyance of Farm Loan Programs Security Property
Into Inventory**

(present owner/borrower)

See data published according to Exhibit 17, subparagraph 2 B for guidance in estimating the incomes and expenses to use in this exhibit. The holding period to be used is 165 days (5.5 months)

*--or less if it can be justified by the actual State average holding period.

1. MARKET VALUE OF PROPERTY \$ _____

Date of Appraisal _____--*

ESTIMATED HOLDING PERIOD IN YEARS: _____

2. INCOME

a. Annual Rent _____ x ^{Holding}Period _____ = _____

b. Annual Royalties _____ x ^{Holding}Period _____ = _____

c. Other Annual ^{Holding}Income _____ x Period _____ = _____

d. Annual % ^{Holding}Land Appreciation _____ x Period _____ = _____

e. Value gained due to restrictions that are placed on the farm such as Conservation Easements, Conservation Reserve Program (CRP), etc. = _____

f. Other (describe) _____ x ^{Holding}Period _____ = _____

TOTAL ADDITIONS = \$ _____

3. EXPENSES

a. Total Prior Lienholder Indebtedness (P and I) = _____

b. Other Acquisitions Costs (taxes presently owed, closing costs, survey costs, administrative costs, junior liens, etc.) List:

_____ = _____

Worksheet for Determining Farm Loan Programs Maximum Bid on Real Estate Property

(present owner/borrower)

See data published according to Exhibit 17, subparagraph 2 B for guidance in estimating the incomes and expenses to be used in this exhibit. The holding period to be used is 165 days (5.5 months)

*--or less if it can be justified by the actual State average holding period. See subparagraph 568 A and any State supplement about right of redemption.

1. MARKET VALUE OF PROPERTY \$ _____

Date of Appraisal _____--*

ESTIMATED HOLDING PERIOD IN YEARS: _____

2. INCOME

a. Annual Rent _____ x ^{Holding}Period _____ = _____

b. Annual Royalties _____ x ^{Holding}Period _____ = _____

c. Other Annual ^{Holding}Income _____ x Period _____ = _____

d. Annual % ^{Holding}Land Appreciation _____ x Period _____ = _____

e. Value gained due to restrictions that are placed on the farm such as Conservation Easements, Conservation Reserve Program (CRP), etc. = _____

f. Other (describe) _____ x ^{Holding}Period _____ = _____

TOTAL ADDITIONS = \$ _____

**Worksheet for Determining Farm Loan Programs Maximum Bid on Real Estate Property
(Continued)**

3. EXPENSES

a. Total Prior Lienholder Indebtedness (P and I) = _____

b. Other Acquisitions Costs (taxes presently owed, closing costs, survey costs, administrative costs, junior liens, etc.) List:

_____ = _____

c. Annual Taxes and Assessment _____ Holding x Period _____ = _____

d. Annual Building Depreciation _____ Holding x Period _____ = _____

e. Annual Management Costs _____ Holding x Period _____ = _____

f. Total Essential Repairs to Secure and Resell = _____

g. Annual % Decrease In Land Value _____ Holding x Period _____ = _____
(if applicable)

h. Total Anticipated Resale Expenses (Commissions, Advertising, etc.) = _____

i. Total Interest Cost:

MKT Value Regular Holding
\$ _____ x OL Rate _____ x Period = _____

j. Value loss because of restrictions that are placed on the farm such as Conservation Easements, Conservation Reserve Program (CRP), etc. = _____

k. Hazardous Waste Clean-up Costs = _____

TOTAL DEDUCTIONS (ITEMS A THROUGH K) = _____

**Worksheet for Determining Farm Loan Programs Maximum Bid on Real Estate Property
(Continued)**

4. BID WILL BE THE LESSER OF

a. 1. $\frac{\text{Market Value}}{\text{Market Value}}$ + 2. $\frac{\text{Total Additions}}{\text{Total Additions}}$ - 3. $\frac{\text{Total Deductions}}{\text{Total Deductions}}$ + $\frac{\text{---}}{\text{---}}$ = $\frac{\text{Total}}{\text{Total}}$
--Prior liens unless the property is being sold subject to prior liens--

or,

b. $\frac{\text{Unpaid FSA Balance on Secured Debt}}{\text{Unpaid FSA Balance on Secured Debt}}$ + $\frac{\text{Prior Liens}}{\text{Prior Liens}}$ = $\frac{\text{Total}}{\text{Total}}$

Agency Official

Date

Concurrence by: _____
State Executive Director

Date

