

Form RD 465-5 (Rev. 11-96)	Position 5 UNITED STATES DEPARTMENT OF AGRICULTURE RURAL DEVELOPMENT FARM SERVICES AGENCY <b>TRANSFER OF REAL ESTATE SECURITY</b>	FORM APPROVED OMB NO. 0575-0086								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">TYPE OF LOAN</td> <td style="padding: 2px;">STATE</td> </tr> <tr> <td style="padding: 2px;">(1)</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">(Agency)</td> <td style="padding: 2px;">COUNTY</td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> DIRECT   <input type="checkbox"/> INSURED</td> <td style="padding: 2px;">CASE NO.</td> </tr> </table>	TYPE OF LOAN	STATE	(1)		(Agency)	COUNTY	<input type="checkbox"/> DIRECT <input type="checkbox"/> INSURED	CASE NO.		
TYPE OF LOAN	STATE									
(1)										
(Agency)	COUNTY									
<input type="checkbox"/> DIRECT <input type="checkbox"/> INSURED	CASE NO.									
NAME OF TRANSFEROR (2)	NAME OF CO-TRANSFERORS									
NAME OF TRANSFEREE (3)	NAME OF CO-TRANSFEREES									
1. Outline reasons for transfer: (4)										
2. Amount of funds in supervised bank account..... \$ (5)										
(a) Planned disposition of these funds:										
3. Development to be completed, estimated cost, and source of funds: (6)										
4. Junior Liens (7) \$	Is consent of junior lienholder required ..... <input type="checkbox"/> Yes <input type="checkbox"/> No									
5. Prior Liens (8) \$	Is consent of prior lienholder required ..... <input type="checkbox"/> Yes <input type="checkbox"/> No									
6. Unpaid taxes and assessments due and payable..... \$ (9)										
7. Date expected to complete transfer (10)										
8. (a) Are transferees occupying the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If not, expected date of occupancy										
(b) If the property occupied or leased by other than transferees, give terms and conditions of occupancy and lease.										
9. Other direct or insured debts owed to the Agency by transferors and not secured by real estate being transferred:										
(a) Type of Loan	(b) Amount	(c) Value of Security								
(12)	\$	\$								
(d) Plans for Liquidation										
10. Explain any changes in marital status of transferors since they received the loan (13)										
11. Remarks: (14)										
(15)										
Date	Signature of Approval Official									
	Title of Approval Official									

Used by the County Supervisor for the purpose of assembling information necessary in planning transfers of real estate security.

(see reverse)

**PROCEDURE FOR PREPARATION** : RD Instruction 1951-E, 1965-A, and 1965-B.

**PREPARED BY** : Approval Official.

**NUMBER OF COPIES** : Original and one.

**SIGNATURES REQUIRED** : Approval Official, Transferees, Transferors.

**DISTRIBUTION OF COPIES** : Original to the original transfer docket; copy to Transferee's County or District Office case folder.

MASTER COPY

### INSTRUCTIONS FOR PREPARATION

- (1) Indicate appropriate type(s) of loan such as FO, SW, RH, OL, EM and indicate whether loan(s) were made from direct or insured funds. If loan was made or insured with SRRC funds, indicate by notation immediately below the block.
- (2) Insert name of borrower and any other borrower.
- (3) Insert name of transferees to whom security property is being transferred and if the transferee has has a case number insert the number after transferee's name.
- (4) Briefly state why it is necessary to transfer this account. For RRH and LH loans, explain if the transfer will be for the best interest of the borrower and/or tenant and government.
- (5) Show balance in supervised bank account and indicate whether funds are to be applied on the account or used for development purposes.
- (6) List development items to be completed, cost, and whether funds are to be obtained from sources such as, supervised bank account, subsequent loan, or cash on hand.
- (7) Insert amount of prior lien, if any, and check whether the mortgage requires the holder's consent to the transfer.
- (8) Insert amount of prior lien, if any, and check whether the mortgage requires the holder's consent to the transfer.
- (9) Insert amount to taxes and assessments due and unpaid or zero, if none.
- (10) Insert date agreed upon for completing the transfer.
- (11) (a) Check whether transferees are living on the property, and if they are not, show date they will occupy the property, (b) if security property is occupied or leased by a party other than transferee, give terms and conditions under which it is occupied or leased.
- (12) Give full information about other indebtedness with the USDA Agency and secured by real estate being transferred and plans for liquidating the security therefor.
- (13) Indicate any changes of marital status of transferors since loan was made.
- (14) Insert any other remarks which may be pertinent to this transfer.
- (15) Date, sign and enter title of approval official.
- (16) Insert in items (a) through (h) full information on agreements reached. When payments are to be made, show who is to make the payment and source of funds.
- (17) The amount inserted in this item should equal the total of the four items in 2 c below.
- (18) Insert the amount of principal, accrued interest, and insurance charge to be assumed by the transferee as reflected on the latest statement of account obtained in connection with the

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(16) AGREEMENTS BETWEEN TRANSFERORS AND TRANSFEREES		
1. Outline agreement concerning:		
(a)	Payment or assumption of prior liens	
(b)	Payment or assumption of junior liens	
(c)	Payment of taxes (including the current year's taxes)	
(d)	Assignment of property insurance and paid unearned premiums	
(e)	Distribution of any income from rentals, easements, mineral leases, etc.	
(f)	Disposition of existing abstracts of title, owner's title insurance policy or other title evidence	
(g)	Expenses to be paid by transferors	
(h)	Expenses to be paid by transferees	
2. We further agree that:		
(a)	Any payments received by USDA Agency for application on USDA Agency direct or insured debts secured by the real estate being transferred which are not reflected on the latest transaction record used for determining the amount of the account shall not be applied until after the transfer is completed or disapproved. When the transfer is completed any funds held in suspense by the Finance Office will be applied to the transferee's assumed USDA Agency indebtedness.	
(b)	The total consideration for conveyance of the security is ..... \$ (17)	
(c)	The transferees will:	
(1)	Assume an indebtedness to the Government or insured lender ..... of \$ (18)	
(2)	Assume indebtedness to (19) ..... of \$ .....	
(3)	Assume indebtedness to ..... of \$ .....	
(4)	Pay the transferors (as equity) ..... \$ (20)	
<b>CERTIFICATION</b>		
<i>We hereby certify that the information given above concerning agreements between us is correct and is fully understood by each of us.</i>		
_____	(21)	_____
<i>Transferor</i>	<i>Co-Transferor</i>	<i>Date</i>
_____	_____	_____
<i>Transferee</i>	<i>Co-Transferee</i>	<i>Date</i>

(19) (a) Insert name of other creditor(s) who hold lien(s) on the farm, and (b) amount(s) of such indebtedness to be assumed.

(20) Insert any amount which has been or is to be paid to the transferors as equity.

(21) The transferors and transferees will sign and date the certification in the space provided and their names will be typed below the signatures.

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