VA Cash Out

A VA loan is a government-backed mortgage product designed to help eligible Veterans, active-duty service members, retired military personnel obtain cash for any purpose based on the equity in their home. To qualify, applicants must obtain a valid Certificate of Eligibility (COE) from the U.S. Department of Veterans Affairs. Click here for complete guidelines.

Product	Occupancy	Property Type	Credit Score	Max LTV/CLTV
FIXED	Primary	1 UNIT	600	100%/100%
	Primary Manufactured	1 UNIT	640	100%/100%
ARM	N/A	N/A	N/A	N/A

Age of Documents	• For new and existing construction, credit documents must be no more than 4 months old on the date the note is signed, including credit reports and employment, income, and asset documents. Employment pay stubs must be dated within 30 days of the initial loan application. • Preliminary Title Policies must be no more than 180 days old on the date the note is signed.
Assets	Funds held in a checking, savings, money market, certificate of deposit, or other depository accounts may be used for the down payment, closing costs, and financial reserves. The funds must be verified directly using a Request for Verification of Deposit (Form 1006) or with bank or investment statements. Follow DU Findings
Automated Underwriting	Desktop Underwriter (DU) Approval required; No Manual Underwrites
Appraisal Requirements	Full Appraisal by a VA Appraiser required. Notice of Value must be provided to the veteran within 5 business days of receipt.

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<tr><td>Credit</td><td>Delinquent child support paid current or in a payment plan. Previously modified/restructured loan eligible w/ 0x30 in 12 months.</td></tr>
<tr><td>DTI-Maximum</td><td>Follow AUS. Manual Underwrites, follow VA guidelines.</td></tr>
<tr><td>Disaster Inspections</td><td>Disaster inspections may not be completed by the loan officer or bank employee. Acceptable inspection providers include, but are not limited to, the original appraiser or a post-disaster inspection company.</td></tr>
<tr><td>Eligible Borrowers</td><td>Veteran/Veteran Spouse
Unmarried Veteran/Unmarried Veteran (joint entitlement)</td></tr>
<tr><td>Eligible States</td><td>All states within the United States are eligible except U.S. territories, including Puerto Rico, Guam, the Northern Mariana Islands, and American Samoa.   Cema's in NY are not allowed.</td></tr>
<tr><td>Eligible Terms- Fixed & ARM</td><td>Fixed –   25 and 30 Year
Arms not eligible</td></tr>
<tr><td>Eligible Transactions</td><td></td></tr>
<tr><td>Escrow Waiver</td><td>Not allowed</td></tr>
<tr><td>Funding Fee</td><td><table>
<tr><th>Down Payment</th><th>First-Time Use</th><th>Subsequent Use</th></tr>
<tr><td>None</td><td>2.15%</td><td>3.30%</td></tr>
<tr><td>5% – 9.99%</td><td>1.50%</td><td>1.50%</td></tr>
<tr><td>10% or more</td><td>1.25%</td><td>1.25%</td></tr>
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<tr><td>Maximum Loan Amount</td><td>Up to $806500.00, loan must have 25% guaranty</td></tr>
<tr><td>Non Borrower spouse in Community Property State</td><td>The following states require the non-borrowing spouse's credit report to be obtained. All debts must be counted in the borrower's qualifying ratios., Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Texas, Washington, and Wisconsin.</td></tr>
<tr><td>Property Type</td><td>Eligible</td></tr>
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	• 1-4 Unit • Single Family • Attached/Detached • VA Approved Condos • PUDs/Townhomes • Leaseholds and Fee Simple are allowed • Multi-wide Manufactured Homes, classified as real estate Modular Homes (on frame and off frame) **Ineligible** • Agricultural-type properties such as farms, orchards, or ranches. • Undeveloped land. • Land development-type properties. • Properties that are **not** suitable for year-round occupancy, regardless of location. **Note:** Certain aspects of the location of a property will require special consideration. For example, properties in resort areas that attract people for seasonal or vacation use are acceptable only if they are suitable for year-round use. • Properties that are **not** readily accessible by roads that meet local standards. • Properties greater than four units. • Condotels. • Co-Ops. • Boarding houses or bed and breakfast properties. • 1 Unit properties with more than one Accessory Unit. • Properties with a Condition rating of C5 or Quality Rating of C5. • Income-producing properties (bed/breakfast, adult care facilities) • Log Homes • Properties located on Tribal Land Properties not suitable for year-round occupancy • Properties located in the Hawaiian Islands in lava zones one or two • Single-wide manufactured homes
Prepayment Penalty	None
Refinance Restrictions	Loan seasoning applies to any loan being refinanced into a VA loan. The note date of the refinance loan must be on, or after, the later of: (1) the date on which the borrower has made at least six-monthly payments on the loan being refinanced; and (2) the date that is 210 days after the first payment due date of the loan being refinanced. For loans being paid off that include a loan modification – seasoning will be based on the applicable Note Modification dates.
Subordinate financing	Eligible, however, veteran cannot be placed in substantially worse position than if the entire amount borrowed had been guaranteed by VA.
Temporary Buydown	Not allowed