



VA IRRL Fixed Rate and ARM²

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 VA Guidelines.

Product	Units	LTV/CLTV	Loan Amount	Credit Score ³
Primary Credit Qualifying	1	90/90	Conforming limits only	580 ⁴
	1	100/Unlimited	Conforming/High Balance ¹	600
	1-4	125/Unlimited	Conforming limits only	600
Primary Non-Credit Qualifying	1	100/Unlimited	Conforming/High Balance ¹	600
	1	125/Unlimited	Conforming limits only	600
Second⁵/Investment Credit Qualifying	1	90/90	Conforming limits only	580 ⁴
	1-4	125/Unlimited	Conforming limits only	600
Second⁵/Investment Non-Credit Qualifying	1	125/Unlimited	Conforming limits only	600

Reference: **1.** Maximum loan amount \$1,500,000. **2.** Fixed rate to ARM refinances with discount points charged: If ≤ 1%, the LTV limited to 100% • If >1% the LTV is limited to 90%. See VA IRRRL Program Guidelines for additional requirements. **3.** Minimum 640 credit score required for Manufactured Housing. **4.** Credit Score 580-599 requires the following: • Minimum 2 years pay history on loan being refinanced with 0x30 in 24 months. • Max payment shock 100%. 50.01%-100% require double residual income **5.** Second Homes are limited to 1 unit only

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
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	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.
Automated Underwriting	Manual UW only
Appraisal Requirements	AVM or 2055. Appraisal cannot be ordered through VA. AVM must be ordered through our AMC (Ascribe)
Cash Back	Incidental cash back to borrower cannot exceed \$500. (\$0.00 in Texas)
Credit	Credit qualifying: Full credit report required. Credit Score Required – Minimum 580 Credit Score. Non-credit qualifying: Mortgage only credit report with scores is required on the subject property only. Credit Score Required – Minimum 600 Credit Score. For conforming loan amounts, a soft pull credit report is allowed if it states a credit score and a mortgage history.
DTI-Maximum	Follow VA guides
Disaster Inspections	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.
Eligible Borrowers	Veteran/Veteran Spouse Unmarried Veteran/Unmarried Veteran (joint entitlement) Spouse may be removed if the loan is credit qualified.
Eligible States	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.
Eligible Terms- Fixed & ARM	Existing term plus 10 years not to exceed 30 years +32 days).
Eligible Transactions	Existing Fixed Rate loans being refinanced into a new Fixed Rate loan: must reduce interest rate by $\geq 0.50\%$. Existing Fixed Rate Loans being refinanced into a new ARM loan: must reduce interest rate by $\geq 2.00\%$.
Escrow Waiver	Not allowed
Funding Fee	Funding fee 0.50%. Certificate of Eligibility indicates exempt/ not exempt from funding fee. Min 25% guaranty required.

High Balance	1 Unit Primary Residence Only Base Loan amounts > VA Conforming Loan Limits is max 100% LTV; AVM or 2055 required; Mortgage history requirements: • 0x30 in 12 months for credit qualifying transactions • 0x30 in 24 months for non-credit qualifying transactions • Full credit report required on both credit and non-credit qualifying to verify mortgage history
Maximum Loan Amount	Base loan amount ≤ VA Conforming Loan Limits is the lesser of the unpaid principal balance + allowable VA closing costs, + VA funding fee (if applicable), + up to 2 discount points OR appraised value (AVM/2055) x 125%. Base loan amount ≥ VA Conforming Loan Limits, lesser of the unpaid principal balance + allowable VA closing costs, + VA funding fee (if applicable), + up to 2 discount points OR appraised value (full conventional appraisal) x 100%.
Mortgage History	0x30 in previous 12 ≤ VA Conforming Loan Limit; Credit Qualifying 0x 30 in previous 12 months > VA Conforming Loan Limit; Non-credit qualifying: 0x30 in 24 months > VA Conforming Loan Limit. Mortgage must be current & due for month closing. At the time of closing, at least six (6) consecutive regularly scheduled monthly payments must have been made and applied to the existing loan. At least 210 days must have passed since the first payment due date of the subject property being refinanced. Mortgages with fewer than 6 consecutive monthly payments are not eligible for refinancing.
Non Borrowing Spouse in Community Property State Credit Qualifying only	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.
Net Tangible Benefit	Existing Fixed Rate loans being refinanced into a new Fixed Rate loan: must reduce interest rate by ≥ 0.50%. Existing Fixed Rate Loans being refinanced into a new ARM loan: must reduce interest rate by ≥ 2.00%.
Property Type	Eligible • 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
Product	Fixed Rate: 15, 20, 25, & 30 year ARM: 3/1 & 5/1 1-Year CMT index • Caps: 1/1/5, Margin: 2.00, Qualify at Note rate. No prepayment penalty.
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	Must be existing and must subordinate Cannot payoff subordinate lien with IRRL proceeds.
Temporary Buydown	3/2/1, 2/1 and 1/0 temporary buydowns allowed. O 30 Year Fixed Only, O High Balance Ineligible.



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