



VA QUICK REFERENCE TABLE

Funding Fee Table			
Purchase Loans			
Type of Veteran	Down Payment	% for First-Time Use	% for Subsequent Use
Regular Military	None	2.15	3.3
	5% - 9.99%	1.5	1.5
	10%	1.25	1.25
Reserves/ Guard	None	2.4	3.3
	5% - 9.99%	1.75	1.75
	10%	1.5	1.5

Refinance Loans			
Type of Veteran	Down Payment	% for First Time Use	% for Subsequent Use
Regular Military	n/a	2.15	3.3
Reserves/ Guard	n/a	2.4	3.3
IRRRL		0.5	

Service Requirements		
Wartime	Peacetime	Time Required
World War II	Post World War II	90 days Wartime
9/19/40 - 7/25/47	7/26/47 - 6/26/50	
Korean Conflict	Post Korean	
6/27/50 - 1/31/55	2/1/55 - 8/4/64	
Vietnam Era 8/5/64 - 5/7/75	Post Vietnam Period**	181 days Peacetime
(The Vietnam Era begins 2/8/61 for those who served in the Republic of Vietnam)	5/8/75 - 9/7/80	
**Post Vietnam Period 9/7/80 - 8/2/90 & Persian Gulf War 8/2/90 - TBD		
Requires 2 years or full time to which called to active duty (at least 90 days)		

Other Eligible Persons	Time Required
Active duty member	90 days (181 during peacetime)
Reserves / Guard	6 years in selected reserves
Unmarried Surviving Spouses	No time requirement. Veteran must have died on active duty or from service-connected disability.
POW / MIA Spouses	Veteran must have been a POW or MIA for 90 days.

Seller Concessions Maximum 4%	
Included in 4%	NOT included in 4%
Payment of funding fee	Payment of buyer's closing costs
Prepayment of Tax or HOI	
Gifts- i.e. Microwave, TV	
Payment of >2 points	Payment of points appropriate to the market
Pay off credit card balances of judgments on borrower's behalf	

Determining the Loan Amount	
IRRRL*	Use 26-8923 Worksheet
*Maximum loan amount to be the lesser of an amount that allows for >= 25% (property equity + available VA guaranty) or refer to overlay sheet	

Residual Income Table				
Family Size	Northeast	Midwest	South	West
Loan Amounts \$79,999 and below				
1	\$390	\$382	\$382	\$425
2	\$654	\$641	\$641	\$713
3	\$788	\$772	\$772	\$859
4	\$888	\$868	\$868	\$859
5	\$921	\$902	\$902	\$1,004
6+	Add \$80 for each additional family member up to a family of 7.			

Loan Amounts \$80,000 and greater				
1	\$450	\$441	\$441	\$491
2	\$755	\$738	\$738	\$823
3	\$909	\$889	\$889	\$990
4	\$1,025	\$1,003	\$1,003	\$1,117
5	\$1,062	\$1,039	\$1,039	\$1,158
6+	Add \$80 for each additional family member up to a family of 7.			

Key Geographic Regions		
Northeast	Connecticut	New Hampshire
	Maine	Pennsylvania
	New Jersey	Rhode Island
	Massachusetts	New York
	Vermont	
Midwest	Indiana	Minnesota
	Iowa	Missouri
	Kansas	North Dakota
	Michigan	Ohio
	Wisconsin	South Dakota
South	Alabama	Mississippi
	Arkansas	North Carolina
	Delaware	Oklahoma
	Florida	South Carolina
	Georgia	Tennessee
	Kentucky	Texas
	Louisiana	Virginia
	Maryland	West Virginia
	Arizona	Idaho
	California	Montana
Colorado	Nevada	
West	New Mexico	Oregon
	Utah	Washington
	Wyoming	

Allowable Fee to be Paid by Veteran		
VA Appraisal	Credit report fee	Hazard Ins Premium
Recording Fee	Prepaid items	Flood cert
VA funding fee	MERS fee	1% origination fee
Survey	Title search	Title insurance
Pest inspection and postage fees (Refinance Only)		
Reasonable discount points (Considered 2% or less)		

Fees that can NOT be Paid by the Veteran		
Application fee	Closing/ Settlement	Doc Prep fees
Attorney/ Notary fees	Lock fees	Postage fees
Pest inspection fee	Trustee fees	Processing fee
Underwriting fee	Broker fees	Tax Service fee
Builder 10 Yr. Warranty	Assignment fee	Amortization fee
Commitment fee	Photo Charges	Warehouse fees

Required Forms	
26-1880	Request for COE
26-1817	COE- Unmarried spouses
SF180	Request for DD214/ NGB Form 22
26-1802a	Addendum to URLA
26-8937	Verification of VA benefits
26-0592	Counseling checklist for military homebuyers
26-0503	Federal collection policy notice
26-8261	Certificate of veteran's status
N/A	Borrower certifications
N/A	Reserve/ guard statements
N/A	Notice to VA loan borrower
N/A	Escape clause
26-6393	VA loan analysis
26-8923	IRRRL worksheet
26-1805	Notice of value
26-0285	VA transmittal list
26-0286	VA loan summary sheet
26-1820	Report & certification of loan disbursement

Obtaining the Certificate of Eligibility
Certificate can be obtained via the Veterans Information Portal at https://vip.vba.va.gov
You may print and view your COE
In cases where the COE shows zero basic entitlement, VA may have incomplete information about your benefits or you may need to request restoration of your entitlement.