



DOCUMENTS NEED FOR AN VA

Your loan approval depends 100% on the documentation that you provide at the time of application. You will need to give accurate information on:

Missing documents and unsigned paperwork are two of the biggest reasons Veterans encounter delays in the VA loan process.

Whether it's a VA-backed mortgage, FHA-backed mortgage or a conventional mortgage, many people see their home loan applications denied or closing dates pushed back because of problems with their documents.

Employment/Income

- Complete Income Tax Returns for past 2-years
- W-2 & 1099 Statements for past 2-years
- Pay-Check Stubs for past 2-months
- Self-Employed Income Tax Returns and YTD Profit & Loss Statements for past 3-years for self-employed borrowers
- VA disability awards letter (if applicable)
- Social Security awards letter (if applicable)

Savings

- Complete bank statements for all accounts for past 3-months
- Recent account statements for retirement, 401k, Mutual Funds, Money Market, Stocks, etc.

Credit

- Recent bills & statements indicating account numbers and minimum payments

Landlord's name, address, telephone number, or 12- months cancelled rent checks

- Recent utility bills to supplement thin credit
- Bankruptcy & Discharge Papers if applicable
- 12-months cancelled checks written by someone you co-signed for to get a mortgage, car, or credit card; this indicates that you are not the one making the payments.

Personal

- Driver's License
- Social Security Card
- Any Divorce, Palimony or Alimony or Child Support papers
- Green Card or Work Permit if applicable
- Any homeownership papers
- A DD-214, Statement of Service or Points Statement (depending on your service type)

Refinancing or Own Rental Property

- Note & Deed from any Current Loan
- Property Tax Bill
- Hazard Homeowners Insurance Policy
- A Payment Coupon for Current Mortgage
- Rental Agreements for a Multi-Unit Property

QUICK FACT:

Certificate of Eligibility

Veterans and service members need proof that they're eligible for the home loan benefit. That proof comes in the form of what's known as the **Certificate of Eligibility**, which is a formal document issued by the Department of Veterans Affairs.

What is a Certificate of Eligibility?

A Certificate of Eligibility is a document that confirms you meet the military service requirements of the VA loan program. Mortgage lenders use these documents to verify that you're eligible for a VA-backed mortgage.

To get a COE, you'll need to have served a certain number of days in the military (these vary based on when your service was and whether it was in war or peacetime) and have a qualifying discharge. Some National Guard and Reservists can also get a COE.

In some cases, you can get a COE without meeting service requirements. We break these situations down in the FAQ section below.

How to Get a VA Loan Certificate of Eligibility

To apply for your COE, you'll need the right paperwork first. For Veterans and former members of the National Guard or Reserves, this includes your discharge or separation papers, and for active-duty members of the military, National Guard, or Reserves, it's a statement of service signed by your commander, adjutant, or personnel officer.

If you're applying as the surviving spouse of a Veteran, you'll need your spouse's discharge documents and a completed [VA Form 26-1817](#). In some cases, you may also need your marriage license, your spouse's death certificate, and a [VA Form 21P-534EZ](#).

Once you have the appropriate documents, you can apply for your VA COE in several ways:

1. Through your [eBenefits](#) portal.
2. Via your mortgage lender, using the VA's Web LGY system.
3. Via mail, using VA Form 26-1880.

If you're still unsure about how to get your Certificate of Eligibility, talk to a loan officer today.

What's on a COE?

When you receive your COE, it should contain a variety of information — things like your name, SSN, military branch, date of birth, total loan entitlement, and whether you're exempt from the [VA funding fee](#) or not.

It will also include your entitlement code. This two-digit number tells your lender when you served and what set of service requirements you must meet for that period. It also indicates if you're the surviving spouse of a Veteran.

Here are the various entitlement codes you might see on your COE:

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- 01: World War II
- 02: Korean War
- 03: Post-Korean
- 04: Vietnam War
- 05: Entitlement Restored
- 06: Un-remarried Surviving Spouse
- 07: Spouse of POW/MIA
- 08: Post World War II
- 09: Post-Vietnam
- 10: Gulf War
- 11: Selected Reserves

Entitlement code 05 is used if you've used your VA loan benefit before. It indicates that your previous loan has been repaid and that you're now eligible for a new loan under your full entitlement.

What is the VA Funding Fee?

The exact funding fee you're charged depends on the type of loan you're getting, your loan balance, the size of your down payment, and the number of times you've

used your [VA loan benefit](#). Generally speaking, you'll pay less for your funding fee the larger your down payment is.

See this VA funding fee chart to gauge how much you'll likely owe on a VA purchase or [construction loan](#):

VA Purchase Funding Fee Rates in 2022

Down Payment	Fee for First Use	Fee After First Use
None	2.30%	3.60%
5% to 10%	1.65%	1.65%
10% or More	1.40%	1.40%

VA Refinance and Other Funding Fee Rates in 2022

VA Loan Type	Funding Fee
IRRRLs	0.5%
Cash-out refinance	2.3% on first use, 3.6% on subsequent uses
NADL	1.25% for purchases, 0.5% on refinances
Loan assumptions	0.5%
Manufactured home loans	1%
Vendee loans	2.25%

Can the VA Funding Fee be Financed?

If you can't afford your funding fee, you have the option to finance it. Your lender can simply add the fee to your total loan balance, and you'd pay it off monthly, as you do the rest of your mortgage.

VA Funding Fee Exemptions

Not every borrower has to pay the VA funding fee. Some Veterans and service members are exempt due to disability status or military honors.

Here are the borrowers who are currently exempt from VA funding fees when using their loan benefit:

- Service members who receive VA compensation for a service-connected disability (or who are eligible to, but receive retirement or active-duty pay instead)
- Surviving spouses of Veterans who were totally disabled at death or who died in service or due to a service-connected disability (must also be receiving DIC pay)
- Veterans or active-duty service members awarded a Purple Heart
- Service members eligible for compensation based on a pre-discharge review

If you're unsure if you qualify for an exemption, look to your Certificate of Eligibility. It should indicate if you'll need to pay a funding fee.

VA Funding Fee Refund

If you're awarded disability compensation after your VA loan closes, you may qualify for a funding fee refund. To apply for this, you'd need to talk to your VA Regional Loan Center for more guidance.

For Questions & Comments please contact Adrian Tisdale (678) 206-3415 or atisdale@nexamortgage.com