



VA LOANS

BENEFITS OF THE VA LOAN:

- No Down Payment
- No Private Mortgage Insurance
- Lower Rates
- Higher Debt to Income Ratios
- Flexible Credit Scores

ELIGIBILITY:

- Current and prior service members
- National Guard or Reserves (6 years or 90 days of active-duty service)
- Various combinations allowed

CREDIT REQUIREMENTS:

- Minimum FICO Score: 580
- Consideration for spouse's debt in community property states
- Spouse's debts can be excluded if income is fully documented to support exclusion

OCCUPANCY REQUIREMENTS:

- Owner occupied only
- Spouse or veteran intending to return within one year
- Not for second homes or investments

QUALIFIED PROPERTIES:

- Single family residences
- PUDs, condos, townhomes (VA-approved), site approval not allowed
- New construction, manufactured homes
- Multi-family (2-4 units)

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QUESTIONS?
CONTACT ME TODAY!



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