

# THE GEM VA HOME LOAN



## VA PROGRAM SUMMARY

THE VA Loan program is a flexible lending solution designed to make home ownership more affordable for qualified U.S. veterans. With favorable terms, competitive interest rates and no monthly mortgage insurance premium. VA loans are another great option for U.S. veterans.

## DESIGNATED FOR BORROWERS WHO

- Are qualified U.S. veterans
- Have limited savings for down payment and closing costs

## AT-A-GLANCE

Standard, High balance and Jumbo amounts  
No monthly mortgage insurance premiums are due  
Minimum 590 credit score  
1-4 unit primary residence properties are eligible  
Energy Efficient Mortgages (EEM) allowed •Fixed and ARM options  
LTVs up to 100% for purchase, cash-out refinance and Interest Rate Reduction Refinance Loans (RRRLs)

## VA IRRRL

Standard, High balance and Jumbo amounts •Minimum 600 FICO Credit Score for standard and high balanced loan amounts. Minimum 660 credit score for jumbo loan amounts •Available to Veterans who are refinancing an existing VA loan. •Provides for a reduction in interest rate (unless refinancing an ARM to a fixed rate) •No income documentation required (unless PIT increases by 20% or more) •No asset documentation required •Up to 100% LTV with unlimited CLTV for existing subordinate financing  
No appraisal required •No cash-out allowed

## ADDITIONAL PROGRAM DETAILS VA JUMBO

Loan amounts up to \$1,500,000 (including VA Funding Fee) with a minimum credit score fo 580  
30 year fixed rate •No bankruptcy or foreclosure within the past seven years  
•No housing lates within the last 12 months •The amount of the entitlement/down payment must equal at least 25% of the property's purchase price or notification of value (NOV), whichever is less

**CONTACT US  
TODAY FOR MORE  
INFORMATION**



### DEBORAH MEYERS

Realtor  
DRE #02161700  
Cell: 909.228.8054  
Email: [socalideb@gmail.com](mailto:socalideb@gmail.com)



RICHARD REYES NETWORK

### HANK GREENBERG

Loan Production Manager  
NMLS #233364  
Cell: 626.945.5909  
Email: [hgreenberg@gemcorp.com](mailto:hgreenberg@gemcorp.com)



**GEM MORTGAGE**  
A Division of Golden Empire Mortgage, Inc.

Golden Empire Mortgage, Inc.

a division of Golden Empire Mortgage, Inc., an Equal Housing Lender, Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act. NMLS #2427

This is not a commitment to lend or extend credit. Restrictions may apply. Information and/ or data is subject to change without notice. All loans are subject to final underwriting review and approval. <http://www.nmlsconsumeraccess.org>

NMLS# 15732



EQUAL HOUSING OPPORTUNITY