



# VA LOANS

HOME LOANS FOR OUR HEROES

Rates, fees and programs are subject to change without notice. Other restrictions may apply. Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth-in-Lending Act. Licensed by the Department of Business Oversight, under the California Residential Mortgage Lending Act (License #4131217).

<b>UNDERWRITING</b>	CALL YOUR LOCAL ACCOUNT EXECUTIVE FOR TURN TIMES
<b>MINIMUM FICO</b>	600 MINIMUM FICO REQUIRED.
<b>DTI</b>	<b>55%</b> MAX DEBT TO INCOME RATIO's (MUST SHOW COMP FACTORS OR BE LIMITED TO 50%).
<b>PROPERTY TYPE</b>	1-4 UNITS (OWNER OCCUPIED ONLY)
<b>INCOME DOCS</b>	FOLLOW AUS (TYPICALLY 2 YEARS DOCUMENTS REQUIRED)
<b>ELIGIBILITY</b>	VETERAN MUST PROVIDE CERTIFICATION OF ELIGIBILITY (COE), WHICH INDICATES LEVEL OF ENTITLEMENT
<b>"NO/NO"</b>	NO DOWN PAYMENT AND NO CLOSING COST (SELLER CREDIT OR REBATE TO PAY CLOSING COST)
<b>4% SELLER CREDIT</b>	ALLOWED FOR VETERAN'S DEBT PAYOFF.
<b>FORECLOSURES</b>	2 YEARS ELAPSED SINCE COMPLETION REQUIRED
<b>SHORT-SALES</b>	2 YEARS SHORT-SALE SEASONING REQUIRED
<b>BANKRUPTCY</b>	<ul style="list-style-type: none"> <li>• CHAPTER 7 BK 2 YEARS DISCHARGE SEASONING</li> <li>• CHAPTER 11 BK 2 YEARS DISCHARGE SEASONING</li> <li>• CHAPTER 13 BK 1 YEAR DISCHARGE SEASONING</li> <li>~ 12 MONTHS SATISFACTORY REPAYMENT HISTORY</li> </ul>
<b>COLLECTIONS/ CHARGE OFF'S</b>	<b>PAYOFF NOT REQUIRED</b> (PAST DUE ACCOUNTS MUST BE BROUGHT CURRENT.)
<b>LOAN LIMITS</b>	<b>WEBSITE</b> (GO TO <a href="http://www.benefits.va.gov/homeloans/documents/docs/2014_county_loan_limits.pdf">HTTP://WWW.BENEFITS.VA.GOV/HOMELOANS/DOCUMENTS/DOCS/2014_COUNTY_LOAN_LIMITS.PDF</a> ) THOSE NOT LISTED ARE LIMITED TO \$417,000.



YOUR LOAN IN THE VALLEY

CONVENTIONAL LOANS • HIGH BALANCES •  
JUMBO LOANS • FHA'S • VA LOANS • REFINANCES