



VA Fixed and ARM Program Guidelines

Correspondent

Revised 1/2/2026 rev. 146

Summary	VA purchase and refinance (non-IRRRL), conforming balance and Jumbo Fixed Rate and ARM program. All VA loans must be eligible for Guaranty.																																																																																							
Products	<table border="1"> <thead> <tr> <th>Product Name</th> <th>Product Code</th> <th>Available Term in Months</th> </tr> </thead> <tbody> <tr><td>VA 15 Year Fixed</td><td>VA150</td><td>180</td></tr> <tr><td>VA 30 Year Fixed</td><td>VA300</td><td>181-360</td></tr> <tr><td>VA High LTV Refinance 30 Year Fixed</td><td>VA300L</td><td>360</td></tr> <tr><td>VA 5/1 Treasury ARM</td><td>VA51T</td><td>360</td></tr> <tr><td>VA Jumbo 5/1 Treasury ARM</td><td>VAJ51T</td><td>360</td></tr> <tr><td>VA Jumbo 15 Year Fixed</td><td>VAJUMBO15</td><td>180</td></tr> <tr><td>VA Jumbo 30 Year Fixed</td><td>VAJUMBO30</td><td>360</td></tr> <tr><td>VA Jumbo High LTV Refinance 30 Year Fixed</td><td>VAJUMBO30L</td><td>360</td></tr> <tr><td>VA 30 Year Fixed w/3-2-1 Buydown</td><td>VA300BD321</td><td>360</td></tr> <tr><td>VA 30 Year Fixed w/2-1 Buydown</td><td>VA300BD21</td><td>360</td></tr> <tr><td>VA 30 Year Fixed w/1-0 Buydown</td><td>VA300BD10</td><td>360</td></tr> <tr><td>VA Jumbo 30 Year Fixed w/3-2-1 Buydown</td><td>VAJ300BD321</td><td>360</td></tr> <tr><td>VA Jumbo 30 Year Fixed w/2-1 Buydown</td><td>VAJ300BD21</td><td>360</td></tr> <tr><td>VA Jumbo 30 Year Fixed w/1-0 Buydown</td><td>VAJ300BD10</td><td>360</td></tr> </tbody> </table>					Product Name	Product Code	Available Term in Months	VA 15 Year Fixed	VA150	180	VA 30 Year Fixed	VA300	181-360	VA High LTV Refinance 30 Year Fixed	VA300L	360	VA 5/1 Treasury ARM	VA51T	360	VA Jumbo 5/1 Treasury ARM	VAJ51T	360	VA Jumbo 15 Year Fixed	VAJUMBO15	180	VA Jumbo 30 Year Fixed	VAJUMBO30	360	VA Jumbo High LTV Refinance 30 Year Fixed	VAJUMBO30L	360	VA 30 Year Fixed w/3-2-1 Buydown	VA300BD321	360	VA 30 Year Fixed w/2-1 Buydown	VA300BD21	360	VA 30 Year Fixed w/1-0 Buydown	VA300BD10	360	VA Jumbo 30 Year Fixed w/3-2-1 Buydown	VAJ300BD321	360	VA Jumbo 30 Year Fixed w/2-1 Buydown	VAJ300BD21	360	VA Jumbo 30 Year Fixed w/1-0 Buydown	VAJ300BD10	360																																						
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4506-C / Tax Transcripts	<ul style="list-style-type: none"> A signed 4506-C for all years in which income was used in the underwriting decision are required. IRS tax/W-2 transcripts are not required except in the circumstances outlined below: 																																																																																							

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	<ul style="list-style-type: none"> ○ Self-Employed Borrower or income verified with tax returns (e.g., rental income, capital gains, etc.) ○ Handwritten paystubs ○ Borrower employed by a family member ○ There is a relationship between the parties to the transaction ○ Borrower is employed by the Originator Company 																																																												
Appraisal	<ul style="list-style-type: none"> • A full VA Appraisal is required on all loans. Loan amounts > \$2,000,000 also require a satisfactory Collateral Desktop Assessment (CDA). Plaza will order the CDA upon receipt of the appraisal. • 442/1004D is required on all appraisals subject to completion. Plaza does not accept a lender's certification of completion. <p>Notice of Value (NOV):</p> <ul style="list-style-type: none"> • The required NOV for property appraised as existing, new, proposed, or under construction, is valid for 6months. • Loan amounts > \$1,000,000: Request a certified appraiser when requesting the appraiser assignment from VA. <p>Plaza aligns with VA policies that enable VA-designated appraisers to rely on third-parties for appraisal related information.</p> <p>Transferred Appraisals: Per VA Guidelines</p> <p>Note: When both lenders participate in the Lender Appraiser Processing Program (LAPP), an appraisal report and case number may be transferred in WebLGY from one lender to another lender. A Staff Appraisal Reviewer (SAR) at the original lender can complete this transfer in WebLGY. When the Veteran makes a request by email or letter to the original lender, the new lender should provide the Veteran their VA Lender ID number along with a lender point of contact's name, email address, and phone number for insertion in the email or letter.</p>																																																												
ARM Adjustments	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: center; padding: 2px;">Characteristic</th> <th colspan="4" style="text-align: center; padding: 2px;">ARM</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Amortization Term</td> <td colspan="4" style="padding: 2px;">30 years</td> </tr> <tr> <td style="padding: 2px;">Index</td> <td colspan="4" style="padding: 2px;"> Treasury Weekly average on U.S Treasury securities adjusted to a constant maturity of 1 year. </td> </tr> <tr> <td style="padding: 2px;">Margin</td> <td colspan="4" style="padding: 2px;">2.00%</td> </tr> <tr> <td style="padding: 2px;">Life Floor</td> <td colspan="4" style="padding: 2px;">5% below the start rate, but never lower than the margin.</td> </tr> <tr> <td style="padding: 2px;">Interest Rate Caps</td> <td style="text-align: center; padding: 2px;">Product</td> <td style="text-align: center; padding: 2px;">First Adjustment</td> <td style="text-align: center; padding: 2px;">Subsequent Adjustments</td> <td style="text-align: center; padding: 2px;">Lifetime</td> </tr> <tr> <td></td> <td style="text-align: center; padding: 2px;">5/1</td> <td style="text-align: center; padding: 2px;">1%</td> <td style="text-align: center; padding: 2px;">1%</td> <td style="text-align: center; padding: 2px;">5%</td> </tr> <tr> <td style="padding: 2px;">Interest Rate Adjustment Date</td> <td style="text-align: center; padding: 2px;">5/1</td> <td colspan="3" style="padding: 2px;">The first adjustment is 60-66 months after the first payment date. Refer to Plaza's Correspondent Seller Guide for ARM interest rate change dates.</td> </tr> <tr> <td></td> <td></td> <td colspan="3" style="padding: 2px;">After the initial fixed period, the interest rate may adjust annually.</td> </tr> <tr> <td style="padding: 2px;">Payment Adjustment Date</td> <td colspan="4" style="padding: 2px;">The payment adjustment date is the first of the month following the interest rate adjustment and every 12 months thereafter.</td> </tr> <tr> <td style="padding: 2px;">Conversion Option</td> <td colspan="4" style="padding: 2px;">Not allowed.</td> </tr> <tr> <td style="padding: 2px;">Temporary Buydowns</td> <td colspan="4" style="padding: 2px;">Not allowed.</td> </tr> </tbody> </table>	Characteristic	ARM				Amortization Term	30 years				Index	Treasury Weekly average on U.S Treasury securities adjusted to a constant maturity of 1 year.				Margin	2.00%				Life Floor	5% below the start rate, but never lower than the margin.				Interest Rate Caps	Product	First Adjustment	Subsequent Adjustments	Lifetime		5/1	1%	1%	5%	Interest Rate Adjustment Date	5/1	The first adjustment is 60-66 months after the first payment date. Refer to Plaza's Correspondent Seller Guide for ARM interest rate change dates.					After the initial fixed period, the interest rate may adjust annually.			Payment Adjustment Date	The payment adjustment date is the first of the month following the interest rate adjustment and every 12 months thereafter.				Conversion Option	Not allowed.				Temporary Buydowns	Not allowed.			
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Borrower Eligibility	<p>The borrower must be an eligible Veteran.</p> <ul style="list-style-type: none"> • For VA home loan purposes, a veteran is a person who has served on active duty in the Army, Navy, Air Force, Marines, Coast Guard or National Guard, and who (except for a service member on active duty) was discharged or released from active duty under conditions other than dishonorable. <p>Ineligible Borrowers:</p> <ul style="list-style-type: none"> • Partnerships • Corporations • Guardianships • Life Estates • LLCs • Non-Revocable Inter Vivos Trusts 																																																												

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	<ul style="list-style-type: none"> • Foreign nationals • Borrowers with diplomatic immunity <p>Social Security Number:</p> <ul style="list-style-type: none"> • Each borrower on the loan transaction must have a valid Social Security number. • ITIN (IRS Tax Identification Numbers) are not allowed.
Credit	<p>Qualifying Credit Score:</p> <ul style="list-style-type: none"> • A tri-merge credit report is required. • The qualifying score is the lower of two or the middle of three scores. • The lowest qualifying score of all applicants is used to qualify. • Each borrower must have at least one credit score. <p>Housing Payment History:</p> <ul style="list-style-type: none"> • When the housing payment history is not evaluated by an AUS, or for Refer/manually underwritten loans: <ul style="list-style-type: none"> ○ Housing Payment history must be documented by: <ul style="list-style-type: none"> ▪ VOM received directly from an institutional mortgage servicer; or, ▪ A 24 month rental history directly from the landlord (for landlords with no Identity of Interest with the borrower); or ▪ Through information shown on the credit report; or ▪ Cancelled checks that cover the most recent 24-month period.
Down Payment / Equity Requirement	<p>Asset Verification: The veteran or spouse must have sufficient cash to cover assets that are needed to close and those funds must be verified.</p> <p>Down Payment and Cash Required to Close:</p> <ul style="list-style-type: none"> • Down payment/equity is required when the VA Guaranty does not equal 25% of the lesser of the sales price or Notice of Value (NOV). The VA Calculator worksheet should be completed on every loan. The calculator assists in calculating any required down payment from the borrower on purchase or refinance transactions. Regardless of the loan amount, the VA guaranty plus the Veteran's down payment and/or equity must always be at least 25% of the lesser of the sales price or (NOV). <ul style="list-style-type: none"> ○ VA Calculator – Loan Amount > \$144,000 ○ VA Calculator – Loan Amount <= \$144,000 • Any funds required that exceed 100% of the reasonable value of the property. <p>Gift Funds:</p> <ul style="list-style-type: none"> • Gift funds are allowed for down payment and closing costs • Gifts may not be used for reserves • Gifts of equity are not allowed <p>A gift can be provided by a donor that does not have any affiliation with the builder, developer, real estate agent, or any other interested party to the transaction. A gift letter must:</p> <ul style="list-style-type: none"> • specify the dollar amount of the gift, • include the donor's statement that no repayment is expected, and • indicate the donor's name, address, telephone number and relationship to the borrower <p>The underwriter must verify that sufficient funds to cover the gift have been transferred to the borrower's account, or will be documented as received by the closing agent at time of closing. Acceptable documentation includes the following:</p> <ul style="list-style-type: none"> • evidence of the borrower's deposit of the donor's funds, or • a copy of the donor's funds by check/electronic transfer to the closing agent, and • the CD showing receipt of the donor's funds
Eligible Fees	<p>VA regulations limit the fees that the veteran can pay to obtain a loan. If the veteran was charged an ineligible fee(s), the fee must be refunded and the loan file must contain adequate documentation that the fee was refunded to the veteran.</p> <p>Fee Recoupment on Type I Refinances:</p> <p>For all Type I Refinances made to refinance an existing VA-guaranteed loan, the recoupment period of all fees (excluding the VAFF), closing costs, expenses (other than taxes, escrow, insurance, and like assessments), and incurred costs must not exceed 36 months from the date of loan closing. This requirement does not apply to Type II Refinances.</p>

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	<p>Recoupmment Calculation: Divide all fees, closing costs, expenses, and incurred costs (excluding taxes, escrow, insurance, and like assessments), by the reduction of the monthly principal and interest payment as a result of the refinance. If the loan being refinanced has been modified, the principal and interest reduction must be computed/compared to the modified principal and interest monthly payment. VA allowable fees offset by lender credits and/or premium pricing may be excluded from the recoupmment calculation.</p>																												
Energy Efficient Mortgages (EEMs)	Allowed per VA Guidelines. EEMs eligible for VA purchase transactions only.																												
Escrow Accounts	An Escrow/impound account is required for property taxes and insurance on all VA loans.																												
Geographic Restrictions	<p>Alaska: Owner occupied and second home refinances, in the prior loan is within 12 months of the refinance, borrower must meet the net benefit requirements.</p> <p>Hawaii: Properties in Lava Zones 1 and 2 are ineligible.</p> <p>Iowa: An attorney's opinion of title is acceptable in lieu of a title policy, or a title policy may be ordered through the Title Guaranty Division (TGD) of the Iowa Financial Authority.</p> <p>Massachusetts: Properties with a septic system require an inspection whenever a property is transferred to a different owner. A system must be inspected within 2 years prior to the transfer of title to the property served by the system. An inspection conducted up to 3 years before the time of the transfer may be used in the inspection report if accompanied by records demonstrating that the system has been pumped at least once a year during that time.</p> <p>Montana: Lot size of the property may not exceed 40 acres.</p> <p>Nevada: Purchase transaction loans secured by properties located in Fallon, Nevada and serviced by the City of Fallon Municipal Water System include a veteran-signed "Purchaser Acknowledgement and Release" form. For additional information, contact the local VA office.</p> <p>West Virginia: Delegated deliveries only.</p>																												
Income & Employment	<p>Borrowers may qualify with a non-contingent offer of employment subject to the following requirements: The employment offer or contract must:</p> <ul style="list-style-type: none"> specify that employment will start within 60 days of closing, and clearly identify the employer and the borrower, be signed by the employer, and be accepted and signed by the borrower, and clearly identify the terms of employment, including position, type and rate of pay, and start date, and be non-contingent. Note: If conditions of employment exist, they must be satisfied prior to closing and confirmed by written documentation. 																												
Ineligible	<ul style="list-style-type: none"> Temporary Buydowns for ARM transactions One-time close construction VA EEM for refinance transactions Borrower may not act as an interested party to a sales transaction for the subject if the builder and/or property seller is a company owned by the borrower or where the borrower is a principal agent, sales agent, loan originator, mortgage broker or partner for the builder or property seller. Realtor/loan broker acting as the listing agent as well as the mortgage originator/broker. Borrower is a principal of the title company and/or settlement agent for the subject transaction. 																												
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Manufactured Housing	<ul style="list-style-type: none"> • Must be classified as Real Property • Single-wide and multi-wide allowed • Manufactured homes must have been built on or after June 15, 1976 • Property Size: <ul style="list-style-type: none"> ◦ Multi-wide: Must have a minimum 700 square feet of gross living area ◦ Single-wide: Must be at least 12 feet wide and have a minimum 400 square feet of gross living area • Leasehold properties are ineligible • Condo projects comprised of manufactured homes are only eligible if they are VA approved • The manufactured home may not have been previously installed or occupied at another location • All manufactured homes must meet VA guidelines, restrictions in these Program Guidelines, and Plaza's Manufactured Housing Guidelines. • Refinances of single-wide manufactured homes are limited to the payoff of existing purchase money liens and eligible costs. Cash in hand is only allowed for multi-wide manufactured homes.
Maximum Loans	A maximum of four Plaza loans is permitted to one borrower.
Property Eligibility	Ineligible Properties: <ul style="list-style-type: none"> • Cooperatives • Geothermal Homes • Timeshares • Condotels • Geodesic Dome Homes • Geothermal homes • Commercial Properties • Mobile Homes • Non-warrantable condos • Timeshares • Working Farms, Ranches, Orchards • VA Indian Leasehold properties • Properties with C6 quality rating • Properties with C5 or C6 condition rating • Properties secured with PACE obligations or PACE like assessments
Repair Escrows	<p>Per VA guidelines.</p> <p>Escrow holdbacks are not allowed on manufactured housing.</p>
Refinance Seasoning	Refinance Transactions: <p>The note date of the refinance loan must be on or after the later of:</p> <ul style="list-style-type: none"> • The date on which the borrower has made at least six consecutive monthly payments on the loan being refinanced; and • The date that is 210 days after the first payment due date of the loan being refinanced • If the subject loan is refinancing a modified loan, the seasoning is based on the modification, not the original loan that was subsequently modified • If the loan being refinanced was in forbearance, the 6 months consecutive payments start post-forbearance. • Note: The refinance seasoning requirements listed here include both VA and GNMA requirements and all must be met regardless if not required by VA. These requirements apply to any loan being paid off, even if the loan being paid off is not a VA loan or if the loan being paid off is a 1st or 2nd lien.
Subordinate Financing	<p>Jumbo loans that exceed the VA loan limit:</p> <ul style="list-style-type: none"> • Existing subordinate financing may be allowed case-by-case. • New subordinate financing is not allowed. <p>All loans:</p> <ul style="list-style-type: none"> • Properties with PACE obligations are ineligible. • Any PACE obligations or liens must be paid and satisfied at or prior to closing. • PACE liens may not be subordinated.

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Temporary Buydowns	Temporary Buydowns are eligible subject to the following: <ul style="list-style-type: none"> • 3-2-1, 2-1 and 1-0 buydowns are offered • Qualify at the note rate • Buydown funds may only be provided by the builder, seller, lender or borrower • Interested Party Contribution (IPC) limits apply when the source of funds is a party to the transaction • Buydown Agreement must be included in the loan file
Texas Home Equity	Cash Out is not allowed in Texas.
Transactions	<ul style="list-style-type: none"> • Purchase • Refinance (non-IRRRL) <p>Refinances: All VA refinances must meet the requirements outlined in VA Circular 26-19-5. This is effective for all non-IRRRL refinances with application dates on or after February 15, 2019. Requirements include but are not limited to the following: <ul style="list-style-type: none"> • Type I Cash-Out Refinance: For refinances of loans guaranteed by the VA, the new loan amount, including the VA Funding Fee, does not exceed the payoff amount of the loan being refinanced. • Type II Cash-Out Refinance: The loan amount, including the VA Funding Fee, exceeds the payoff amount of the loan being refinanced. </p> <p>Refinance LTV: For all refinance loans, the LTV is determined by dividing the total loan amount, including any financed VAFF, by the reasonable value per the NOV. The VA guaranty plus the Veteran's equity must always be at least 25% of the Notice of Value (NOV).</p> <p>Refinance Net Tangible Benefit (NTB): All refinances (Type I and Type II) must pass a NTB test and a NTB disclosure must be provided to the Veteran no later than the third business day after receiving the Veteran's loan application, and again at loan closing.</p> <p>Type I Refinance NTB – One of the following NTB must exist for all Type I Refinances: <ul style="list-style-type: none"> • Fixed Rate to Fixed Rate refinance requires an interest rate reduction of at least .5% • Fixed Rate to ARM refinance requires an interest rate reduction of at least 2% </p> <p>Type II Refinance NTB - One of the following NTB must exist for all Type II Refinances: <ul style="list-style-type: none"> • The new loan eliminates monthly mortgage insurance, whether public or private, or monthly guaranty insurance; • The term of the new loan is shorter than the term of the loan being refinanced; Note: LTV > 90% high LTV refinances are only available with a 360 month (30-year) term. • The interest rate on the new loan is lower than the interest rate on the loan being refinanced; • The monthly principal and interest payment on the new loan is lower than the monthly principal and interest payment on the loan being refinanced; • The new loan results in an increase in the borrower's monthly residual income (refer to the VA Type II Cash-Out Refi – Residual Income NTB Calculator); • The new loan refinances an interim loan to construct, alter, or repair the home; • The new loan amount is equal to or less than 90 percent of the reasonable value of the home, or; • The new loan refinances an adjustable rate loan to a fixed rate loan. </p>
Underwriting Method	Loans must be submitted to DU or LPA. Loans not receiving a DU or LPA approval may be manually underwritten if: <ul style="list-style-type: none"> • The loan meets all published loan program guidelines, AND • The underwriter's evaluation has determined the loan is an investment quality mortgage, AND • The loan file contains documentation to support the underwriting decision.
VA Loan Guaranty	Regardless of the loan amount, the VA guaranty plus the Veteran's down payment and/or equity must always be at least 25% of the lesser of the sales price or Notice of Value (NOV). The calculator assists in calculating any required down payment from the borrower on purchase or refinance transactions.

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