

Product Snapshot

VA Purchase or Cash-Out Refinance



Please visit our website at plazahomemortgage.com to view full Program Guidelines. The information contained in this matrix may not highlight all the requirements of these programs and does not reduce or eliminate any requirements set forth in our Guidelines. Guidelines are subject to change without notice.

VA County Loan Limits: https://www.benefits.va.gov/HOMELoans/purchaseco_loan_limits.asp

Purchase						
Program	Property Type	LTV/CLTV ¹	Credit Score	Loan Amount	DTI	
					AUS	Manual
Conforming	1-4 Units	100%	550	See Loan Limits section	Per AUS	50%
	Manufactured Housing ³	100%	550			
Jumbo	1-4 Units	100%	550	\$1,000,000		
		100%	700	\$2,000,000		
		90%	660	\$2,000,000		
		90%	700	\$2,500,000		

Refinance ²						
Program	Property Type	LTV/CLTV ¹	Credit Score	Loan Amount	DTI	
					AUS	Manual
Conforming	1-4 Units	100% ²	550	See Loan Limits section	Per AUS	50%
	Manufactured Housing ^{3,4}	100% ²	550			
Jumbo	1-4 Units	100% ²	700	\$1,000,000	Per AUS	50%
		90%	550	\$1,000,000		
		90%	660	\$2,000,000		
		90%	700	\$2,500,000		

¹ The maximum LTV may be lower in cases where the veteran does not have full entitlement; the maximum LTV is the lesser of the amount listed in this table or that which is required to obtain a 25% Guaranty. For more information on loan Guaranty refer to the VA Loan Guaranty section of the Program Guidelines.

² The LTV on refinances is determined by dividing the Total Loan amount, including any financed VAFF, by the reasonable value on the NOV. Refinances with LTV > 90% are eligible for 30-year fixed rate loans only and must use the VA High LTV Refinance product code.

³ Manufactured housing is not eligible for jumbo loan amounts.

⁴ 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.

Product Parameters					
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. Plaza aligns with VA policies that enable VA-designated appraisers to rely on third parties for appraisal related information. Notice of Value (NOV) to be issued by Plaza and is valid for 6 months. Loan amount > \$1,000,000: Request a certified appraiser when requesting the appraiser assignment from VA. 				
Underwriting Method	DU or LPA Approval. DU or LPA Refer/Eligible 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. 				
Occupancy	<ul style="list-style-type: none"> Owner occupied primary residences only. Veterans must certify that they intend to live in the home. If the buyer is on active duty, a spouse must certify occupancy. No non-occupying borrowers. Single or married service members deployed from their permanent duty station are considered to be in a temporary-duty status and are able to certify intent to occupy. There is no need to have a spouse, if applicable, certify the occupancy. 				
Loan Limits	Maximum Base Loan Amount				
	Unit	Contiguous States		Alaska & Hawaii	
		Conforming	Jumbo	Conforming	Jumbo
	1	\$806,500	\$2,500,000	\$1,209,750	\$2,500,000
	2	\$1,032,650		\$1,548,975	
	3	\$1,248,150		\$1,872,225	
	4	\$1,551,250		\$2,326,875	

Eligible Borrowers	<p>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. The following criteria apply:</p> <ul style="list-style-type: none"> • Minimum wartime service is 90 days active duty. • Minimum 181 days of continued active duty during peacetime. • Members of Reserves of National Guard completing 6 years of service. • Un-remarried surviving spouse of an eligible service member who died as a result of service or service-connected injuries. • Members of the Army National Guard or the Air National Guard are eligible after they have performed not less than 90 cumulative days of full-time National Guard duty, of which, at least 30 of those days must have been consecutive. Full-time National Guard duty includes training or other duty in the member's status as a member of the National Guard of a State or territory, the Commonwealth of Puerto Rico, or the District of Columbia for which the member is entitled to pay from the United States or for which the member has waived pay from the United States. Full-time National Guard duty does not include inactive duty, such as monthly drills. It also does not include basic or initial training.
Property Type	<ul style="list-style-type: none"> • Attached/detached SFRs • Attached/detached PUDs • VA approved Condos • 2-4 Units • HUD-owned (REO) properties that meet HUD Minimum Property Requirements (MPRs) are eligible for VA financing. • Manufactured housing
Funding Fee	<ul style="list-style-type: none"> • Veteran may be exempt from the VA Funding Fee – specified on current Certificate of Eligibility. • Otherwise, VA funding fee can either be paid in full in cash at closing OR financed into the total loan amount (cannot be split). • Funding fee is higher for subsequent use and chart is also based on the amount of down payment on the loan • See current Funding Fee chart in the Plaza VA Program Guidelines.
Bankruptcy, Foreclosure, Deed in Lieu and Short Sale	<p>BK – Chapter 7: Seasoned for minimum of 2 years.</p> <p>BK – Chapter 13: Made at least satisfactory payments for 12 months with an approval letter for purchase from the bankruptcy trustee.</p> <p>Foreclosure/Deed in Lieu/Short Sale: Seasoned for minimum of 2 years.</p>
Refinance Seasoning	<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.
Transactions	<p>Purchase and Refinance (non-IRRRL)</p> <p>Refinances:</p> <ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> ○ Type I Cash-Out Refinance: The 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. • 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. • VA cash-out loans are not allowed in Texas. • 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. <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:</p> <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>Type II Refinance NTB - One of the following NTB must exist for all Type II Refinances:</p> <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.
--	--

Additional Parameters	
Assets	<p>Source must be documented for any down payment and closing costs the borrower is paying for. All DAPS must be VA approved.</p> <p>Asset Verification:</p> <ul style="list-style-type: none"> • The veteran or spouse must have sufficient cash to cover assets that are needed to close and those funds must be verified. In addition, verify any liquid assets that may have a bearing on the overall credit analysis. • The most recent bank statement(s) must be provided to verify assets; a written VOD cannot be used as standalone documentation for verifying assets, regardless of AUS findings. <p>Gift Funds:</p> <ul style="list-style-type: none"> • Gift funds are allowed for down payment and closing costs • Gifts may not be allowed for reserves <p>Gifts of Equity: Not allowed</p>
Reserves	<ul style="list-style-type: none"> • 1-Unit: No reserves are required unless borrower is retaining their prior residence- • 2-4 Units & rental income IS NOT USED to qualify: No reserves are required. • 2-4 Units & rental income IS USED to qualify: 6 months PITIA reserves required.
Certificate of Eligibility	Certificate of Eligibility (COE) is required.
Collections/Charge Offs, Tax Liens and Judgments	<ul style="list-style-type: none"> • Collection/Charge off: If a collection amounts is listed on the credit report with a minimum payment, then the debt should be included with the minimum payment amount. Isolated collection accounts do not necessarily have to be paid off as a condition for loan approval. • Outstanding tax liens and judgments must be paid at closing.
Eligible Fees	<p>Fees and Charges:</p> <p>VA policy has evolved around the objective of helping the veteran to use his/her home loan benefit; therefore, VA regulations limit the fees that the veteran can pay to obtain a loan. For a list of eligible fees and charges refer to Plaza's Veteran Borrower Paid Fees & Charges Policy.</p> <p>Fee Recoupment on Type I Refinances:</p> <ul style="list-style-type: none"> • For all Type I Refinances made to refinance an existing VA-guaranteed loan, the recoupment period of all fees (excluding 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. • Recoupment 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 recoupment calculation. <p>Discount Points: Discount Points > 1%: Maximum 90% LTV</p> <p>Note: 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>
Energy Efficient Mortgages (EEMs)	Eligible for VA purchase transactions only.

Temporary Buydowns	Temporary Buydowns are eligible subject to the following: <ul style="list-style-type: none"> • 2-1 and 1-0 buydowns are offered • 30-Year Fixed Rate • Purchase transactions only • Qualify at the note rate • Funds may only be provided by the seller <ul style="list-style-type: none"> ○ Interested Party Contribution (IPC) limits apply ○ Seller paid buydowns must be disclosed in the sale contract and the appraiser must have access to the sales contract in order to consider financing data, sales concessions or other information included in the contract when estimating the reasonable value of the property. ○ The amount and source of all IPCs must be submitted to the AUS as applicable • Buydown Agreement required and will print with Plaza loan docs • Plaza's Buydown Calculator can be used to estimate the buydown payment and total contribution amount
---------------------------	---

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	181-360
VA Jumbo High LTV Refinance 30 Year Fixed	VAJUMBO30L	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/ 2-1 Buydown	VAJ300BD21	360
VA Jumbo 30 Year Fixed w/ 1-0 Buydown	VAJ300BD10	360

The information contained in this flyer may not highlight all requirements; refer to Plaza's program guidelines. Plaza's programs neither originate from nor are expressly endorsed by any government agency.

plazahomemortgage.com

This information is provided by Plaza Home Mortgage and intended for mortgage professionals only, as a courtesy to its clients and is meant for instructional purposes only. It is not intended for public use or distribution. None of the information provided is intended to be legal advice in any context. Plaza does not guarantee, warrant, ensure or promise that information provided is accurate. Terms and conditions of programs and guidelines are subject to change at any time without notice. This is not a commitment to lend. Plaza Home Mortgage, Inc. is an Equal Housing Lender. © 2025 Plaza Home Mortgage, Inc. Plaza Home Mortgage and the Plaza Home Mortgage logo are registered trademarks of Plaza Home Mortgage, Inc. All other trademarks are the property of their respective owners. All rights reserved. Plaza NMLS 2113. 176_VA Purchase or Cash-Out Refinance Product Snapshot_0125

