

WHAT LOANS ARE AVAILABLE FOR VETERANS?



ARE YOU CONSIDERING PURCHASING A HOME? DON'T FORGET ABOUT THE VA LOAN!

A VA loan is a guaranteed mortgage loan supported by the U.S. Department of Veteran Affairs that allows veterans to obtain home mortgages without a down payment.

The VA determines the eligibility and insurance for the loan, while a private lender disburses the loan. Eligible Veterans are those who served on active duty and have a discharge, other than dishonorable, after a minimum of 90 days of service during wartime or a minimum of 181 continuous days during peacetime.

DID YOU KNOW THAT VA LOANS OFFER:

- 0% Down Payment - more than 90% of VA loans require no down payment
- No Mortgage Insurance
- No Pre-payment Penalty
- You Do Not Have to be a First-Time Homebuyer

IF 100% FINANCING ISN'T ENOUGH, THERE ARE EVEN MORE BENEFITS AVAILABLE FOR VETERANS WHO ARE READY TO PURCHASE:

- VA home loans are assumable, provided the person assuming the loan is qualified.
- You may be eligible to have your VA funding fee waived, check with your mortgage representative for details.
- You have the VA behind you offering additional assistance if you ever find you are having problems making your home loan payments at any time in the future.

All Veterans must qualify; they are not automatically eligible for the program.

This information is not intended to be an indication of loan qualification, loan approval or commitment to lend. Loans are subject to credit and property approval. Other limitations apply. Rates, terms and availability of programs are subject to change without notice.

— CONTACT ME TODAY FOR DETAILS! —



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