

# Your VA Home Loan Benefit Explained



**Military.com**

# Table of Contents

- Your VA Home Loan Benefit Explained ..... 4**
- VA Home Loan at a glance..... 4
- What is the most I can borrow using my VA Home Loan?..... 4**
- Am I eligible for a VA Home Loan? ..... 5**
- How do I apply for my VA Home Loan? ..... 6**
- VA Loan Documents Checklist ..... 9**
- VA Eligibility Information..... 9
- Employment Information ..... 9
- Savings and Financial Information..... 9
- Credit Information..... 9
- Personal Information ..... 9
- If You Are Refinancing or Own Rental Property..... 9
- How do I refinance using my VA Home Loan?..... 10**
- What’s the Cash-out Refinance Option? ..... 10**
- Conventional to VA Refinance ..... 11**
- Can I reuse my VA Home Loan benefit?..... 11**
- What are the advantages of a VA Home Loan? ..... 12**
- More VA Home Loan Eligibility Details ..... 12**
- Wartime..... 12
- Peacetime ..... 12
- Service after 9/7/1980 (enlisted) or 10/16/1981 (officer) ..... 12
- Gulf War ..... 13
- Active Duty Service Personnel ..... 13
- Selected Reserves or National Guard ..... 13
- Unremarried Surviving Spouses/Spouses of POW or MIA Service Persons:..... 14
- Eligibility may also be established for:..... 14
- VA Home Loan Limits for High-Cost Counties ..... 15**



## Your VA Home Loan Benefit Explained

One of the most significant benefits of military service is the VA home loan, which can help you purchase a home with no down payment or refinance an existing loan. This gives you the opportunity to get a mortgage with a competitive interest rate as well as a lower cost at closing without prepayment penalty. With all these benefits, you have the potential to purchase a more expensive home than you might otherwise have been able to afford.

VA does not give you the actual loan for your home; rather, they simply guarantee a loan made to you by private lenders (such as banks, savings and loans, or mortgage companies). If a home loan is approved by your lender, VA will guarantee a portion of the loan to the lender.

## What is the most I can borrow using my VA Home Loan?

There is no maximum loan amount; however, VA does limit its guaranty. Veterans can borrow up to \$417,000 without a down payment in most of the country. If you make a down payment your lender may loan a larger amount. While not a down payment, the guarantee often satisfies the lenders’ requirement that a portion of the home price be paid for up front (i.e., the down payment). This can save the home buyer the burden of making a down payment. The loan maximum itself may be up to 100 percent of the VA established reasonable value of the property, though generally it may not exceed \$417,000. In addition, certain funding fees and closing costs apply, and you must be able to pay a portion of these fees up front. Generally, these fees range from 1.25 percent to 3.3 percent of the total loan.





Typically, VA home loan limits are increased every year for some high-cost geographic areas. In some high-cost counties the VA Home Loan limit is over \$1M. These limits apply only to “high cost” counties and overseas locales, which include counties in Alaska, Hawaii, California, Colorado, Virginia to name a few.

See the table on [page 13](#) for a complete list of high-cost counties.

## Am I eligible for a VA Home Loan?

The major eligibility categories for a VA home loan include:

- Veterans and service persons who have served 181 active-duty days during

peacetime, unless discharged or separated from a previous qualifying period of active-duty service

- Veterans who served during World War II, Korea, or Vietnam, if they served for 90 days and were honorably discharged
- If you have served for any period since August 2, 1990, you can also qualify if you have served 24 months of continuous active duty, or the full period (at least 90 days) that you were called to active duty
- Those who have completed a total of six years in the Selected Reserve or National Guard
- An unremarried spouse of a veteran who died while in service or from a service-

connected disability or a spouse of a servicemember missing in action or a prisoner of war (note: A surviving spouse who remarries on or after attaining age 57, and on or after December 16, 2003, may also be eligible for the home loan benefit)

More details on VA loan eligibility can be found on [page 10](#)

## How do I apply for my VA Home Loan?

There are four basic steps in the VA home loan application process. The first step is to find a lender or lending institution that provides home loans. At this stage, you should also gather the documents you'll need when applying for the loan. The second step involves getting a purchase agreement for your new home and asking VA for a property inspection or appraisal. For the third step, you'll need to submit a VA home loan application. In the fourth and final step, your loan is approved, the funding is confirmed, and you can close on your new home.

**Step 1: Selecting a Home** – Select a home and discuss the purchase with the seller or selling agent. Sign a purchase contract conditioned on approval of your VA home loan.

**Step 2: Select a Lender** – A lender can help you review your financial situation and credit history and determine the loan amount you qualify for. Choose a lending institution that is VA approved and can handle home loans.

- Present your Certificate of Eligibility (if available) to the selected lender and complete a loan application. You can also get your Certificate of Eligibility from your lender through the Automated Certificate of Eligibility (ACE) system. This Internet-based application can establish your eligibility and issue an online Certificate of Eligibility in a matter of seconds. However, not all requests can be processed through ACE – only those veterans for whom the VA has sufficient data are eligible for this streamlined process.

**Step 3: Submit the Application** – The lender will process the required loan documentation and develop all credit and income information. They will also request VA to assign a licensed appraiser to determine the reasonable value for the property. A Certificate of Reasonable Value will be issued.

*NOTE: You may be required to pay for the credit report and appraisal unless the seller agrees to pay.*

**Step 4: Loan Approval, Funding, and Closing** – The lender will let you know the decision on the loan. You should be approved if the established value and your credit and income are acceptable.

You (and spouse) attend the loan closing. The lender or closing attorney will explain the loan terms and requirements as well as where and how to make the monthly payments. Sign the note, mortgage, and other related papers.

To finalize your transaction you need these legal binding documents:

- Promissory note indicating amount borrowed, interest rate charged, and terms of repayment
- Deed of Trust placing the property as security against the loan and note
- Closing Disclosure (CD) form (pages 1 and 2) itemizing all fees incurred for obtaining the loan

Once your loan documents have been prepared, signed, and returned, the funding process begins. After a final check of all signed documents is completed, the lender funds the loan. Usually through an electronic wire transfer, the money you borrowed is given to the escrow or closing attorney for disbursement.

The last step is the issuance of your Closing Disclosure (CD), which often takes place on the same day as the recording of your loan. The

recording is considered the true closing of the loan.

By law, a VA loan user must pay a funding fee (usually around 2 percent of the loan), but VA can lower this fee if the borrower makes a down payment of at least 5 percent. You may also be exempt from this fee if you fall under one of these categories:

- You receive VA compensation for service-connected disabilities.
- You are a veteran who would be entitled to receive compensation for service-connected disabilities if you did not receive retirement pay.
- You are a surviving spouse of a veteran who died in service or from service-connected disabilities.



## VA Loan Documents Checklist

### VA ELIGIBILITY INFORMATION

- Certificate of Eligibility: Obtain VA Form 26 1880, Request for a Certificate of Eligibility for VA Home Loan Benefits

### SAVINGS AND FINANCIAL INFORMATION

- Complete bank statements from the most recent three months for all accounts
- Most statements from retirement, 401k, mutual funds, money market, stocks, bonds, and inheritances
- If applicable: copies of spouse's financial accounts and phone numbers

### CREDIT INFORMATION

- Latest credit card statements, indicating minimum payments and account numbers
- Name, address, and phone number of your landlord, or 12 months of cancelled rent checks
- If applicable: if you have no credit cards, copies of your most recent utility bills
- If applicable: copy of complete bankruptcy and discharge papers
- If applicable: if you co-signed for a mortgage, car, credit card, etc., copies of 12 months' cancelled checks, front and back, indicating you are not making payments
- If applicable: copies of spouse's credit card accounts

### PERSONAL INFORMATION

- Copy of driver's license
- Copy of Social Security card
- If applicable: copies of complete divorce, palimony, or alimony papers
- If applicable: copy of green card or work permit
- If You Are Refinancing or Own Rental Property
- Copy of note and deed from current loan
- Copy of property tax bill
- Copy of hazard (homeowners) insurance policy
- Copy of payment coupon for current mortgage
- If applicable: If property is multi-unit, you need copies of rental agreements. Upon review of your file on a case-by-case basis, additional documents may be requested.

These documents will only be used in the verification process.

Source: Dept. of Veterans Affairs

### How do I refinance using my VA Home Loan?

You can use your VA home loan benefit to refinance your existing VA home loan to a lower interest rate, with little or no out-of-pocket cost. This is called an Interest Rate Reduction Refinancing Loan (IRRRL), also known as a "rapid refinance" or a "streamline refinance."

Generally, no appraisal, credit information, or underwriting is required for this refinancing option, although some lenders may require an appraisal and credit report. The fees and charges associated

with the refinancing loan may be incorporated into the new VA loan. Remember: The interest rate on the new loan must be lower than the rate on the old loan (unless you refinance an adjustable-rate mortgage to a fixed-rate mortgage).

To receive an IRRRL, work with your lender to process your application. It's generally a good idea to compare several lenders' rates first, as there may be large differences in the terms they offer. Also, some lenders may contact you suggesting that they are the only lenders with the authority to make IRRRLs, but according to VA, any lender can make you an IRRRL.

An IRRRL can be done only if you have already used your eligibility for a VA loan on the property you intend to refinance. If you have your Certificate of Eligibility, take it to the lender to show your prior use of the entitlement.

The occupancy requirement for an IRRRL is different from that for other VA loans. When you originally got your VA loan, you certified that you occupied or intended to occupy the home. For an IRRRL, you need only certify that you previously occupied it.

The loan may not exceed the sum of the outstanding balance on the existing VA loan, plus allowable fees and closing costs, including the funding fee.

## What's the Cash-out Refinance Option?

The Veterans' Benefits Improvement Act of 2008 allows

you to free up cash with a cash-out refinance, a VA home loan refinance program in which you can cash-out on the equity you have built up in your home. As an example, if you still owe \$70,000 on your original loan, you can refinance for a \$90,000 loan, which gives you a cash-out of \$20,000.

An appraisal is required and you must qualify for the loan. If you are refinancing for the first time, VA charges a 2.15% funding fee for this program (2.15% of the total loan) which can be rolled into the loan amount. If you refinance more than once, the funding fee is 3.3%.

There is no minimum amount of time that you must own your home, yet your home must have sufficient equity to qualify for VA refinancing. Existing loans can be refinanced whether they are in a current or delinquent status, but refinancing loans are subject to the same income and credit requirements as regular home loans. As long as you have title to the property you can refinance an assumed loan. Check with your lender as there are some additional regulations concerning assumed loans.

## Conventional to VA Refinance

If you do not have a VA home loan but are eligible for one, you can refinance a subprime or conventional mortgage for up to 100 percent of the value of the property. Usually you will be charged a funding fee if you are using your VA loan guarantee for the first time. Benefits to this type of refinancing are that your new interest rate may be lower and you will have no monthly

mortgage insurance or out-of-pocket closing costs.

## Can I reuse my VA Home Loan benefit?

The VA home loan benefit can be reused if you have paid off your prior VA loan and sold the property. In addition you may, on a one-time-only basis, be able to reuse or restore your benefit eligibility if your prior VA loan has been paid in full and you still own the property.

In either case, to restore your eligibility, you must send a completed VA Form 26-1880 to your VA Eligibility Center. (See VA Loan Documents Checklist Above.)

To prevent delays in processing, you should also include evidence that the prior loan has been paid in full and, if applicable, the property disposed of. This evidence can be presented in the form of a

paid-in-full statement from the former lender, or a copy of the Closing Disclosure (CD) settlement statement completed in connection with a sale of the property or refinance of the prior loan.

Depending on the circumstances, if you have already used a portion of your VA-guaranteed amount (up to \$89,912), and the used portion cannot be restored, any remaining portion of your VA guarantee is available for use on another loan. You will have to ask your lender if your remaining VA-guaranteed portion will be enough, or if you will need to make a down payment to qualify for the loan. If you have a question about your specific case, contact VA.

## What are the advantages of a VA Home Loan?

The following is a quick list of reasons why a VA loan may be your best option:

- No down payment required



- VA funding fee may be financed in the loan
- VA Loans do not require perfect credit – there is no credit score cut-off
- VA funding fees may be waived for veterans with VA rated service-connected disabilities and surviving spouses of veterans with service-connected disabilities
- Closing costs may be shared between the buyer and lender
- Flexible mortgage types – fixed, hybrid and traditional ARMs
- No mortgage insurance premiums – this is huge in today’s housing market
- VA guaranteed mortgages are assumable
- No pre-payment penalties
- Homes are inspected and appraised by VA prior to approval and/or during construction
- VA can offer assistance to veteran borrowers in default due to temporary financial difficulty
- Refinance and Interest Rate Reduction loans are available

All in all, the pros far outweigh the cons. And, considering there are very few “no-down payment” mortgage options around that offer lower associated fees, using your VA home loan benefit seems like a no-brainer – as long as the red tape doesn’t scare you.

## More VA Home Loan Eligibility Details

The following periods of service and other factors determine your eligibility for a VA Home Loan:

### Wartime – Service During:

- WWII: 9/16/1940 to 7/25/1947
- Korean: 6/27/1950 to 1/31/1955
- Vietnam: 8/5/1964 to 5/7/1975

You must have at least 90 days on active duty and been discharged under other than dishonorable conditions. If you served less than 90 days, you may be eligible if discharged for a service connected disability.

### Peacetime – Service during periods:

- 7/26/1947 to 6/26/1950
- 2/1/1955 to 8/4/1964
- 5/8/1975 to 9/7/1980 (Enlisted)
- 5/8/1975 to 10/16/1981 (Officer)

You must have served at least 181 days of continuous active duty and been discharged under other than dishonorable conditions. If you served less than 181 days, you may be eligible if discharged for a service connected disability.

### Service after 9/7/1980 (enlisted) or 10/16/1981 (officer)

If you were separated from service which began after these dates, you must have:

- Completed 24 months of continuous active duty or the full period (at least 181 days) for which you were ordered or called to active duty and been discharged under conditions other than dishonorable, **or**
- Completed at least 181 days of active duty



and been discharged under the specific authority of 10 USC 1173 (Hardship), or 10 USC 1171 (Early Out), or have been determined to have a compensable service-connected disability;

- Been discharged with less than 181 days of service for a service-connected disability. Individuals may also be eligible if they were released from active duty due to an involuntary reduction in force, certain medical conditions, or, in some instances for the convenience of the Government.

### Gulf War – Service during period 8/2/1990 to date yet to be determined

If you served on active duty during the Gulf War, you must have:

- Completed 24 months of continuous active duty or the full period (at least 90 days) for which you were called or ordered to active duty, and been discharged under conditions other than dishonorable, **or**
- Completed at least 90 days of active duty and been discharged under the specific authority of 10 USC 1173 (Hardship), or 10 USC 1173 (Early Out), or have been determined to have a compensable service-connected disability, **or**
- Been discharged with less than 90 days of service for a service-connected disability. Individuals may also be eligible if they were released from active duty due to an involuntary reduction in force, certain medical conditions, or, in some instances, for the convenience of the Government.

### Active Duty Service Personnel

If you are now on regular duty (not active duty for training), you are eligible after having served 181 days (90 days during the Gulf War) unless discharged or separated from a previous qualifying period of active duty service.

### Selected Reserves or National Guard

If you are not otherwise eligible, you are eligible if you have completed a total of six years in the Selected Reserves or National Guard (member of an active unit, attended required weekend drills and two-week active duty for training) and

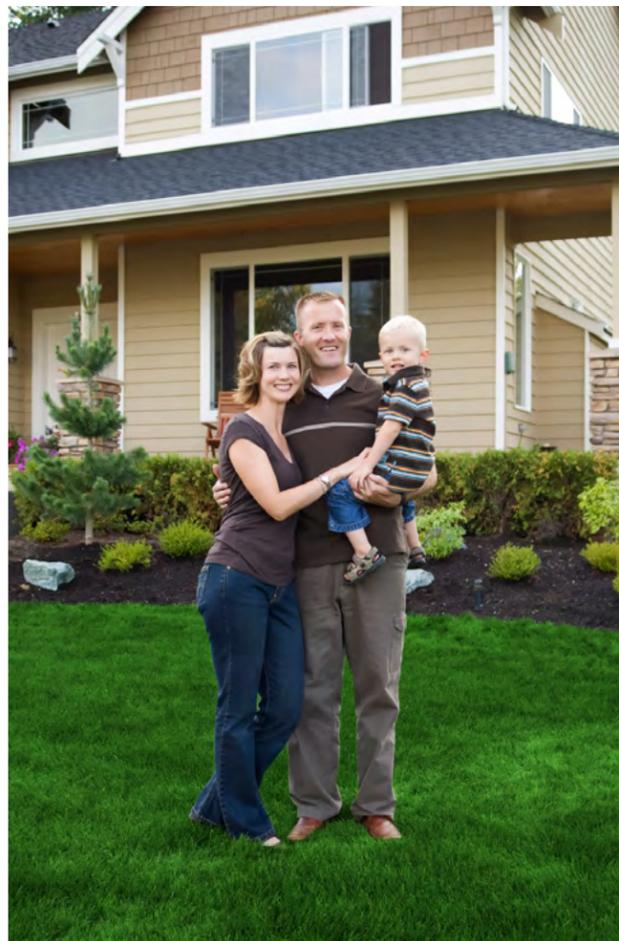
- Were discharged with an honorable discharge, **or**

- Were placed on the retired list, **or**
- Were transferred to the Standby Reserve or an element of the Ready Reserve other than the Selected Reserve after service characterized as honorable service, **or**
- Continue to serve in the Selected Reserves

If you have completed less than six years you may be eligible if discharged for a service-connected disability.

### Unremarried Surviving Spouses/Spouses of POW or MIA Serviceperson:

- Are an unremarried spouse of a veteran who died while in service or from a service



connected disability, or

- Are a spouse of a serviceperson missing in action or a prisoner of war

NOTE: Also, a surviving spouse who remarries on or after attaining age 57, and on or after December 16, 2003, may be eligible for the home loan benefit. However, a surviving spouse who remarried before December 16, 2003, and on or after attaining age 57, must have applied by December 15, 2004, to establish home loan eligibility.

### Eligibility may also be established for:

- Certain United States citizens who served in the armed forces of a government allied with the United States in WW II.
- Individuals with service as members in certain organizations, such as Public Health Service officers, cadets at the United States Military, Air Force, or Coast Guard Academy, midshipmen at the United States Naval Academy, officers of National Oceanic & Atmospheric Administration, merchant seaman with WW II service, and others.

Source: Dept. of Veterans Affairs

## VA Home Loan Limits for High-Cost Counties

The VA loan guaranty program does not impose a maximum amount that an eligible veteran may borrow using a VA loan but limits the maximum guaranty amount to \$417,000 for 2015. However, if you live in one of the following counties listed below, follow the data on the chart to determine the VA's maximum guaranty amount for a particular county. These limits apply to all loans closed January 1, 2015 and afterwards.

The maximum guaranty amount (available for loans over \$144,000) is 25 percent of the 2016 VA limit shown below. If you buy a home over the \$417,000 loan limit you must pay 1/4 of the difference between the purchase price and \$417,000 for the VA to guarantee the loan. For

example, if you buy a \$500,000 home you must pay a down payment of \$20,750 ( $\$500,000 - \$417,000 = \$83,000 / 4 = \$20,750$ ). If you buy a home in certain high-cost areas you can buy a more expensive home without paying a down payment. A veteran with full entitlement available may borrow up to the VA limit shown below and VA will guarantee 25 percent of the loan amount. If a veteran has previously used entitlement that has not been restored, the maximum guaranty amount available to that veteran must be reduced accordingly. Check your own investor requirements regarding guaranty amounts and down payments. Questions about VA loans in a particular county may be directed to the VA Regional Loan Center listed for that county below.

NOTE: For all counties not listed below, the limit is \$417,000.

State	County	2016 VA Limit	Regional Loan Center
AK	ALEUTIANS EAST	\$625,500	DENVER
AK	ALEUTIANS WEST	\$625,500	DENVER
AK	ANCHORAGE	\$625,500	DENVER
AK	BETHEL	\$625,500	DENVER
AK	BRISTOL BAY	\$625,500	DENVER
AK	DENALI	\$625,500	DENVER
AK	DILLINGHAM	\$625,500	DENVER
AK	FAIRBANKS NORTH	\$625,500	DENVER
AK	HAINES	\$625,500	DENVER
AK	HOONAH-ANGOON	\$625,500	DENVER
AK	JUNEAU	\$625,500	DENVER
AK	KENAI PENINSULA	\$625,500	DENVER
AK	KETCHIKAN GATEWAY	\$625,500	DENVER
AK	KODIAK ISLAND	\$625,500	DENVER
AK	LAKE AND PENINSULA	\$625,500	DENVER

State	County	2016 VA Limit	Regional Loan Center
AK	MATANUSKA-SUSITNA	\$625,500	DENVER
AK	NOME	\$625,500	DENVER
AK	NORTHWEST ARCTIC	\$625,500	DENVER
AK	NORTH SLOPE	\$625,500	DENVER
AK	PETERSBURG CENSUS AREA	\$625,500	DENVER
AK	PRINCE OF WALES-HYDER	\$625,500	DENVER
AK	SITKA	\$625,500	DENVER
AK	SKAGWAY MUNICIPALITY	\$625,500	DENVER
AK	SOUTHEAST FAIRBANKS	\$625,500	DENVER
AK	VALDEZ-CORDOVA	\$625,500	DENVER
AK	WADE HAMPTON	\$625,500	DENVER
AK	WRANGELL CITY/BOROUGH	\$625,500	DENVER
AK	YAKUTAT CITY	\$625,500	DENVER
AK	YUKON-KOYUKUK	\$625,500	DENVER
CA	ALAMEDA	\$625,000	PHOENIX
CA	ALPINE	\$463,450	PHOENIX
CA	CONTRA COSTA	\$625,000	PHOENIX
CA	EL DORADO	\$474,950	PHOENIX
CA	LOS ANGELES	\$625,500	PHOENIX
CA	MARIN	\$625,500	PHOENIX
CA	MONO	\$529,900	PHOENIX
CA	MONTEREY	\$529,900	PHOENIX
CA	NAPA	\$625,500	PHOENIX
CA	NEVADA	\$477,250	PHOENIX
CA	ORANGE	\$625,500	PHOENIX
CA	PLACER	\$474,950	PHOENIX
CA	SACRAMENTO	\$474,950	PHOENIX
CA	SAN BENITO	\$625,500	PHOENIX
CA	SAN DIEGO	\$580,750	PHOENIX
CA	SAN FRANCISCO	\$625,500	PHOENIX
CA	SAN LUIS OBISPO	\$561,200	PHOENIX
CA	SAN MATEO	\$625,500	PHOENIX
CA	SANTA BARBARA	\$625,500	PHOENIX
CA	SANTA CLARA	\$625,500	PHOENIX
CA	SANTA CRUZ	\$625,500	PHOENIX
CA	SONOMA	\$554,300	PHOENIX
CA	VENTURA	\$603,750	PHOENIX

State	County	2016 VA Limit	Regional Loan Center
CA	YOLO	\$474,950	PHOENIX
CO	ADAMS	\$458,850	DENVER
CO	ARAPAHOE	\$458,850	DENVER
CO	BOULDER	\$474,950	DENVER
CO	BROOMFIELD	\$458,850	DENVER
CO	CLEAR CREEK	\$458,850	DENVER
CO	DENVER	\$458,850	DENVER
CO	DOUGLAS	\$458,850	DENVER
CO	EAGLE	\$625,500	DENVER
CO	ELBERT	\$458,850	DENVER
CO	GARFIELD	\$625,500	DENVER
CO	GILPIN	\$458,850	DENVER
CO	HINSDALE	\$427,800	DENVER
CO	JEFFERSON	\$458,850	DENVER
CO	LAKE	\$625,500	DENVER
CO	OURAY	\$425,500	DENVER
CO	PARK	\$458,850	DENVER
CO	PITKIN	\$625,500	DENVER
CO	ROUTT	\$625,500	DENVER
CO	SAN MIGUEL	\$625,500	DENVER
CO	SUMMIT	\$625,500	DENVER
CT	FAIRFIELD	\$601,450	CLEVELAND
DC	DISTRICT OF COL	\$625,500	ROANOKE
FL	COLLIER	\$448,500	ST. PETERSBURG
FL	MONROE	\$529,000	ST. PETERSBURG
GA	GREENE	\$515,200	HONOLULU
GU	GUAM	\$625,500	HONOLULU
HI	HAWAII	\$625,500	HONOLULU
HI	HONOLULU	\$721,050	HONOLULU
HI	KALAWAO	\$657,800	HONOLULU
HI	KAUAI	\$713,000	HONOLULU
HI	MAUI	\$657,800	HONOLULU
ID	BLAINE	\$625,500	DENVER
ID	CAMAS	\$625,500	DENVER
ID	LINCOLN	\$625,500	DENVER
ID	TETON	\$625,500	DENVER
MA	BRISTOL	\$426,650	CLEVELAND

State	County	2016 VA Limit	Regional Loan Center
MA	DUKES	\$625,500	CLEVELAND
MA	ESSEX	\$523,250	CLEVELAND
MA	MIDDLESEX	\$523,250	CLEVELAND
MA	NANTUCKET	\$625,500	CLEVELAND
MA	NORFOLK	\$523,250	CLEVELAND
MA	PLYMOUTH	\$523,250	CLEVELAND
MA	SUFFOLK	\$523,250	CLEVELAND
MD	ANNE ARUNDEL	\$517,500	ROANOKE
MD	BALTIMORE	\$517,500	ROANOKE
MD	BALTIMORE CITY	\$517,500	ROANOKE
MD	CALVERT	\$625,500	ROANOKE
MD	CARROLL	\$517,500	ROANOKE
MD	CHARLES	\$625,500	ROANOKE
MD	FREDERICK	\$625,500	ROANOKE
MD	HARFORD	\$517,500	ROANOKE
MD	HOWARD	\$517,500	ROANOKE
MD	MONTGOMERY	\$625,500	ROANOKE
MD	PRINCE GEORGE'S	\$625,500	ROANOKE
MD	QUEEN ANNE'S	\$517,500	ROANOKE
MP	NORTHERN ISLAND	\$524,400	HONOLULU
MP	SAIPAN	\$529,000	HONOLULU
MP	TINIAN	\$532,450	HONOLULU
NC	CAMDEN	\$625,500	ATLANTA
NC	CURRITUCK	\$458,850	ATLANTA
NC	GATES	\$458,850	ATLANTA
NC	HYDE	\$483,000	ATLANTA
NC	PASQUOTANK	\$625,500	ATLANTA
NC	PERQUIMANS	\$625,500	ATLANTA
NH	ROCKINGHAM	\$523,250	CLEVELAND
NH	STRAFFORD	\$523,250	CLEVELAND
NJ	BERGEN	\$625,500	CLEVELAND
NJ	ESSEX	\$625,500	CLEVELAND
NJ	HUDSON	\$625,500	CLEVELAND
NJ	HUNTERDON	\$625,500	CLEVELAND
NJ	MIDDLESEX	\$625,500	CLEVELAND
NJ	MONMOUTH	\$625,500	CLEVELAND
NJ	MORRIS	\$625,500	CLEVELAND

State	County	2016 VA Limit	Regional Loan Center
NJ	OCEAN	\$625,500	CLEVELAND
NJ	PASSAIC	\$625,500	CLEVELAND
NJ	SOMERSET	\$625,500	CLEVELAND
NJ	SUSSEX	\$625,500	CLEVELAND
NJ	UNION	\$625,500	CLEVELAND
NY	BRONX	\$625,500	CLEVELAND
NY	DUTCHESS	\$625,500	CLEVELAND
NY	KINGS	\$625,500	CLEVELAND
NY	NASSAU	\$625,500	CLEVELAND
NY	NEW YORK	\$625,500	CLEVELAND
NY	ORANGE	\$625,500	CLEVELAND
NY	PUTNAM	\$625,500	CLEVELAND
NY	QUEENS	\$625,500	CLEVELAND
NY	RICHMOND	\$625,500	CLEVELAND
NY	ROCKLAND	\$625,500	CLEVELAND
NY	SUFFOLK	\$625,500	CLEVELAND
NY	WESTCHESTER	\$625,500	CLEVELAND
PA	PIKE	\$625,500	CLEVELAND
RI	BRISTOL	\$426,650	CLEVELAND
RI	KENT	\$426,650	CLEVELAND
RI	NEWPORT	\$426,650	CLEVELAND
RI	PROVIDENCE	\$426,650	CLEVELAND
RI	WASHINGTON	\$426,650	CLEVELAND
TN	CANNON	\$437,000	ROANOKE
TN	CHEATHAM	\$437,000	ROANOKE
TN	DAVIDSON	\$437,000	ROANOKE
TN	DICKSON	\$437,000	ROANOKE
TN	HICKMAN	\$437,000	ROANOKE
TN	MACON	\$437,000	ROANOKE
TN	MAURY	\$437,000	ROANOKE
TN	ROBERTSON	\$437,000	ROANOKE
TN	RUTHERFORD	\$437,000	ROANOKE
TN	SMITH	\$437,000	ROANOKE
TN	SUMNER	\$437,000	ROANOKE
TN	TROUSDALE	\$437,000	ROANOKE
TN	WILLIAMSON	\$437,000	ROANOKE
TN	WILSON	\$437,000	ROANOKE

State	County	2016 VA Limit	Regional Loan Center
UT	SALT LAKE	\$600,300	DENVER
UT	SUMMIT	\$600,300	DENVER
UT	TOOELE	\$600,300	DENVER
VA	ALBEMARLE	\$437,000	ROANOKE
VA	ALEXANDRIA	\$625,500	ROANOKE
VA	AMELIA	\$535,900	ROANOKE
VA	ARLINGTON	\$625,500	ROANOKE
VA	BUCKINGHAM	\$437,000	ROANOKE
VA	CAROLINE	\$535,900	ROANOKE
VA	CHARLES CITY	\$535,900	ROANOKE
VA	CHARLOTTESVILLE	\$437,000	ROANOKE
VA	CHESAPEAKE	\$458,850	ROANOKE
VA	CHESTERFIELD	\$535,900	ROANOKE
VA	CLARKE	\$625,500	ROANOKE
VA	COLONIAL HEIGHT	\$535,900	ROANOKE
VA	CULPEPER	\$625,500	ROANOKE
VA	CUMBERLAND	\$535,900	ROANOKE
VA	DINWIDDIE	\$535,900	ROANOKE
VA	FAIRFAX	\$625,500	ROANOKE
VA	FAIRFAX IND	\$625,500	ROANOKE
VA	FALLS CHURCH	\$625,500	ROANOKE
VA	FAUQUIER	\$625,500	ROANOKE
VA	FLUVANNA	\$437,000	ROANOKE
VA	FREDERICKSBURG	\$625,500	ROANOKE
VA	GLOUCESTER	\$458,850	ROANOKE
VA	GOOCHLAND	\$535,900	ROANOKE
VA	GREENE	\$437,000	ROANOKE
VA	HAMPTON	\$458,850	ROANOKE
VA	HANOVER	\$535,900	ROANOKE
VA	HENRICO	\$535,900	ROANOKE
VA	HOPEWELL	\$535,900	ROANOKE
VA	ISLE OF WIGHT	\$458,850	ROANOKE
VA	JAMES CITY	\$458,850	ROANOKE
VA	KING AND QUEEN	\$535,900	ROANOKE
VA	KING WILLIAM	\$535,900	ROANOKE
VA	LANCASTER	\$442,750	ROANOKE
VA	LOUDOUN	\$625,500	ROANOKE

State	County	2016 VA Limit	Regional Loan Center
VA	LOUISA	\$535,900	ROANOKE
VA	MANASSAS	\$625,500	ROANOKE
VA	MANASSAS PARK	\$625,500	ROANOKE
VA	MATHEWS	\$458,850	ROANOKE
VA	NELSON	\$437,000	ROANOKE
VA	NEW KENT	\$535,900	ROANOKE
VA	NEWPORT NEWS	\$458,850	ROANOKE
VA	NORFOLK	\$458,850	ROANOKE
VA	PETERSBURG	\$535,900	ROANOKE
VA	POQUOSON	\$458,850	ROANOKE
VA	PORTSMOUTH	\$458,850	ROANOKE
VA	POWHATAN	\$535,900	ROANOKE
VA	PRINCE GEORGE	\$535,900	ROANOKE
VA	PRINCE WILLIAM	\$625,500	ROANOKE
VA	RAPPAHANNOCK	\$625,500	ROANOKE
VA	RICHMOND IND	\$535,900	ROANOKE
VA	SPOTSYLVANIA	\$625,500	ROANOKE
VA	STAFFORD	\$625,500	ROANOKE
VA	SUFFOLK	\$458,850	ROANOKE
VA	SURRY	\$458,850	ROANOKE
VA	SUSSEX	\$535,900	ROANOKE
VA	VIRGINIA BEACH	\$458,850	ROANOKE
VA	WARREN	\$625,500	ROANOKE
VA	WILLIAMSBURG	\$458,850	ROANOKE
VA	YORK	\$458,850	ROANOKE
VI	ST. CROIX	\$625,500	ST. PETERSBURG
VI	ST. JOHN,VI	\$625,500	ST. PETERSBURG
VI	ST. THOMAS	\$625,500	ST. PETERSBURG
WA	KING	\$540,500	DENVER
WA	PIERCE	\$540,500	DENVER
WA	SAN JUAN	\$483,000	DENVER
WA	SNOHOMISH	\$540,500	DENVER
WV	JEFFERSON	\$625,500	ROANOKE
WY	TETON	\$625,500	DENVER

## Regional Loan Center Info:

### Cleveland

Department of Veterans Affairs  
VA Regional Loan Center  
1240 East Ninth Street  
Cleveland, OH 44199

<http://benefits.va.gov/cleveland/>

### Denver

Department of Veterans Affairs  
VA Regional Loan Center  
155 Van Gordon Street  
Lakewood, CO 80228  
(Mail: Box 25126, Denver, CO 80225)

<http://www.benefits.va.gov/denver/>

### Honolulu

Department of Veterans Affairs  
VA Regional Office  
Loan Guaranty Division (26)  
459 Patterson Rd.  
Honolulu, HI 96819

\*Although not an RLC, this office is a fully functioning Loan Guaranty operation for Hawaii.

<http://www.vba.va.gov/ro/honolulu/LGY/>

[Loan\\_Guaranty.html](http://www.vba.va.gov/ro/honolulu/LGY/Loan_Guaranty.html)

### Phoenix

Department of Veterans Affairs  
VA Regional Loan Center  
3333 N. Central Avenue  
Phoenix, AZ 85012-2402

<http://www.benefits.va.gov/phoenix/>

### Roanoke

Department of Veterans Affairs  
VA Regional Loan Center  
210 First Street  
Roanoke, VA 24011

Mailing Address:

116 N. Jefferson Street  
Roanoke, VA 24016

<http://www.benefits.va.gov/roanoke/>

### St. Petersburg

Department of Veterans Affairs  
VA Regional Loan Center  
9500 Bay Pines Blvd.  
St. Petersburg, FL 33708

(Mail: P.O. Box 1437, St. Petersburg, FL 33731)

<http://www.benefits.va.gov/stpetersburg/>