

Transaction	Number of Units	Maximum LTV/CLTV
Primary Residence – Owner Occupied		
VA IRRRL	1 - 4 Unit	105%

WesLend Select VA IRRRL Standard Program Codes:			
VA 30 Year IRRRL	6037-05		
VA 25 Year IRRRL	6137-05	VA 30 Year High Balance IRRRL	6038-05
VA 20 Year IRRRL	6237-05		
VA 15 Year IRRRL	6337-05		

Highlights

Topic	Highlights
Community Property States	<ul style="list-style-type: none"> Arizona California Idaho Louisiana Nevada New Mexico Texas Washington Wisconsin
Condo	<p>Must be on VA's approved project list.</p> <ul style="list-style-type: none"> If the HOA Master Policy does not provide coverage for the interiors of the units, a walls-in (HO-6) policy for the individual unit is required. In the event of a loss, the policy must be sufficient to repair the interior of the unit including any additions, improvements and betterments to their original condition.
Credit Score	620 for Conforming loan amounts. Refer to High Balance section for High Balance credit score requirements.
Deed Restrictions	Not Allowed.
Environmental Hazards	An Environmental Property Inspection must be obtained when the subject property is exposed to the hazard of sulfur-containing drywall.
Escrow / Impounds	Required. Waivers are not allowed.
Flood Insurance	Must be impounded.
High Balance Loans	<p>Loan amounts:</p> <ul style="list-style-type: none"> For loan amounts > \$1,000,000 a certified appraiser is required – when ordering the appraisal through the VA portal, a certified appraiser must be requested (Does not apply to IRRRL transactions). <p>Credit Scores Purchases and IRRRLS:</p> <ul style="list-style-type: none"> Loan amount >\$424,100 - \$700,000 620 Loan amount >\$700,000 - \$1,000,000 620 Loan amount >\$1,000,000 - \$1,500,000 700 <p>Cash-Out Refinance:</p> <ul style="list-style-type: none"> Loan amount >\$424,100 - \$700,000 640 Loan amount > \$700,000 - \$1,000,000 660 Loan amount >\$1,000,000 - \$1,500,000 700
Ineligible Properties	<p>2-4 Units in New Jersey</p> <p>Co-ops</p> <p>Manufactured homes</p> <p>Properties located outside the United States (Includes U.S. Territories and Possessions)</p> <p>VA Indian Leaseholds</p>
Lender Certification and	The Initial Lender Certification and Veteran's Statement must be provided to the Veteran

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Veteran's Statement	with the initial disclosure documents no later than the third business day after receiving the Veteran's application. <ul style="list-style-type: none"> Note: The Lender Certification is only needed for payment increases of 20% or more.
LTV/CLTV	<ul style="list-style-type: none"> 100%/100% purchase transactions 90%/ 90% cash-out transactions
IRRRL Transactions	<p>The following requirements apply to all IRRRL transactions:</p> <ul style="list-style-type: none"> Credit Score 620 The loan application must reflect the borrower(s)' employment but not reflect income figures (non-credit qualifying IRRRL transactions only) The loan being refinanced must be current At least six payments must have been made on the loan being refinanced The payment history must reflect 0X30 days late in the six months preceding loan closing. A mortgage only credit report with scores must be obtained A GEO AVM from Corelogic is required. It must be dated within 60 days of the Note date with an FSD score of 10 or less. Cash back to the borrower not to exceed \$500
Manufactured Homes	Not Allowed.
Marijuana Related Income/Assets/Property	Income or assets derived from a marijuana business not allowed. Marijuana producing properties not allowed.
Non-Traditional Credit	Not Allowed.
Occupancy	Must be owner-occupied including IRRRLs
PACE/HERO	Not Allowed.
Seasoning Requirements	<p>VA IRRRLs must pay off a VA loan that meets all of the following requirements:</p> <ul style="list-style-type: none"> Is current Has been seasoned, at least six months prior to the new IRRRL Closing Date The Note Date of the refinance loan must be on or after the later of: <ul style="list-style-type: none"> The date that is 210 days after the date on which the first monthly payment was MADE, on the mortgage being refinanced. AND The date of which six full monthly payments have been made on the mortgage being refinanced. The veteran has not been more than 30 days past due during the six months preceding the new loan's Closing Date. <p>*This is the date the payment is made and not the first payment due date.</p>
Temporary Buydown	Not Allowed.
Texas 50(a)(6)	Not Allowed.
Third Party Originations	TPO loans with lender paid broker compensation where the broker charges a third party processing fee as a separate fee, regardless of who pays the fee, are not allowed.
Water Purification Systems	Properties with individual water purification systems required to make the water safe for human consumption are not permitted (does not include systems installed to improve the taste or softness of the water).

Interest Rate Reduction Refinancing Loans (IRRRLs)

IRRRL Guidelines

Net Tangible Benefit

- A “Net Tangible Benefit” must be provided to the Veteran / Borrower. NTB test as follows:
 1. A case in which the previous VA loan had a fixed interest rate and the new refinanced loan will have a fixed interest rate; the new refinanced loan must have an interest rate that is not less than 50 basis points (.50 less in interest rate) less than the previous loan.
 2. A case in which the previous VA loan had a fixed interest rate and the new refinanced loan will have an adjustable interest rate, the new refinanced loan must have an interest rate that is not less than 200 basis points (2.00 less in interest rate) less than the previous loan, and
 3. The lower interest rate is not produced solely from discount points unless;
 - Such points are paid at closing; and
 - For discount point amounts that are less than or equal to one discount point, the resulting loan balance after any fees and expenses allows the property with respect to which the loan was issued to maintain a loan-to-value ratio of 100 percent or less; and
 - For discount point amounts that are greater than one discount point, the resulting loan balance after any fees and expenses allows the property with respect to which the loan was issued to maintain a loan-to-value ratio of 90 percent or less.

Veteran’s Statement and Lender’s Certification

- For all IRRRLs the Veteran must sign a statement acknowledging the effect of the refinancing loan on the Veteran’s loan payments and interest rate.
- The statement must show the interest rate and monthly payments for the new loan versus that for the old loan. The statement must also include how long it would take to recoup ALL closing costs, both those included in the loan amount and those paid outside of closing. .
- A second Veteran’s Statement must be included with the closing loan documents.
- For the initial Veteran’s Statement add the following categories from the Loan Estimate (this is the total costs plus the VA funding fee):
 - Origination charges, services you cannot shop for, services you can shop for, taxes and other government fees, other, or VA funding fee.
 - For the initial Veteran’s Statement, subtract any lender credits listed in section J.
 - The remainder is the closing costs for the recoupment calculation:
 - Divide the closing costs above by the decrease in monthly principal and interest payment for the number of months to recoup.
- For the final Veteran’s Statement add the following categories from the Closing Disclosure:
 - Origination charges, services the borrower did not shop for, services the borrower did shop for, taxes and other government fees, other, or VA funding fee.
 - For the final Veteran’s Statement, subtract any lender credits from section J.
 - The remainder is the closing costs for the final recoupment calculation.
 - Divide the closing costs above by the decrease in monthly principal and interest payment for the number of months to recoup.
- In the case of an increased principal and interest payment due to a lower term or due to changing from an adjustable rate to a fixed rate, it is not necessary to show the recoupment in months. All other fields in the Statement must be completed.
- Confirm in the Loan Guaranty Certificate (LGC) process that the Veteran was provided the disclosures as described above.
- Provide VA with the Veteran’s Statement and Lender Certification (if applicable) at the point of requesting the LGC.

Appraisal

- According to The Protecting Veterans from Predatory Lending Act of 2018, a loan-to-value determination must be made when discount points are charged.
- When discount points are **not charged**, a value determination is **required**, via an AVM.
- Appraisals will not be ordered through WebLGY or the VA Fee Panel.
- Appraisals for VA IRRRL refinances will be ordered through Lenox/WesLend Appraisal Desk.
- Acceptable forms of appraisal reports are:
 - Exterior-Only Inspection Residential Appraisal Report (Fannie Mae 2055)
 - Uniform Residential Appraisal Report (Fannie Mae 1004)
 - Exterior-Only Inspection Individual Condominium Unit Appraisal Report (Fannie Mae 1075)
 - Individual Condominium Unit Appraisal Report (Fannie Mae 1073)
 - Other industry accepted appraisal reports for manufactured and multi-unit homes

The cost of the appraisal will be charged to the borrower and will be included as part of the recoupment cost. The Veteran may only be charged a reasonable and customary amount, and only charged for one appraisal.

Closing Costs/Cash Back

- The following fees and charges may be included in the IRRRL's loan amount:
 - The VA Funding Fee;
 - Any allowable fees and charges including the lender flat fee; and
 - Up to two bona fide discount points.
 - The Veteran may pay any reasonable amount of bona fide discount points in cash. **Only two discount points may be financed.**
- VA does not require an appraisal or credit underwriting for an IRRRL transaction, however any customary and reasonable credit report or appraisal expense incurred to satisfy lenders requirements may be charged to the borrower and included in the loan.
 - When an appraisal is required by a lender, a **VA appraisal must not be obtained**. Appraisals **are not** to be ordered through WebLGY. **A conventional appraisal must be obtained.**
- The interest rate on the new loan may be set high enough to enable all of the closing costs to be covered with the lender credit as long as the requirements for lower interest rate and payments are met.
- An IRRRL cannot be used to take equity out of the property or to pay off debts other than the VA loan being refinanced.
- Loan proceeds may only be applied to paying off the existing VA loan and to the costs of obtaining the IRRRL.
- The Veteran cannot receive cash proceeds from the loan. If necessary the refinancing loan amount must be rounded down to avoid payments of cash to the Veteran.
- In certain situations the borrower may receive incidental cash at closing. Examples of situations where VA does not object to the borrower receiving cash are:
 - Computational errors;
 - Changes in final pay off figures;
 - Up-front fees paid for the appraisal and/or credit report that are later added into the loan; and
 - Refund of the escrow balance on the old loan.
- Cash to the Veteran from the adjustments described above may not exceed \$500.
 - This does not apply to loans where the subject property is located in Texas. **For IRRRL transactions in the state of Texas the borrower may not receive any cash back.**

Loan Amount, Term and Guaranty

- There is no maximum dollar amount for VA loans. Since VA guarantees at least 25% of the loan amount, without regard to the Veteran's entitlement, the new loan amount may be more than the applicable county loan limits.
- No additional charge is made to the Veteran's entitlement for an IRRRL. The amount of the Veteran's previously used and available entitlement remains the same before and after obtaining the IRRRL.
- The new loan amount may be equal to, greater than or less than the original amount of the loan being refinanced. This may impact the amount of guaranty on the new loan, but not the Veteran's use of entitlement.

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- **Example of new loan amount greater than the existing loan amount:** The existing VA loan was originally made for \$100,000 with a guaranty of \$27,500, or 25%. The new IRRRL is for \$112,000. The guaranty on the new loan is \$28,000, or 25% but the Veteran's entitlement use remains at \$27,500.
- **Example of a new loan amount less than the existing loan amount:** The existing VA loan was originally made for \$42,000 with a guaranty of \$25,000 or almost 60% (the percentage applicable under former law). The new IRRRL is for \$40,000. The guaranty on the new loan is \$20,000 or 50% but the Veteran's entitlement use remains at \$25,000.

Amount	How to Calculate the Amount of Guaranty on an IRRRL
IRRRLs up to \$45,000	First calculate the lesser of: <ul style="list-style-type: none"> • 50% of the IRRRL loan amount; or • The amount of guaranty used on the VA loan being refinanced, The amount of guaranty is the greater of: <ul style="list-style-type: none"> • The above result; or • 25% of the IRRRL loan amount.
IRRRLs of \$45,001 to \$56,250	First calculate the lesser of: <ul style="list-style-type: none"> • \$22,500; or • The amount of guaranty used on the VA loan being refinanced. The amount of guaranty is the greater of: <ul style="list-style-type: none"> • The above result; or • 25% of the IRRRL loan amount.
IRRRLs of \$56,251 to \$144,000	First calculate the lesser of: <ul style="list-style-type: none"> • 40% of the IRRRL loan amount; or • The amount of guaranty used on the VA loan being refinanced. The amount of the guaranty is the greater of: <ul style="list-style-type: none"> • The above result; or • 25% of the IRRRL loan amount.
IRRRLs greater than \$144,000	Guaranty on these is always 25% of the IRRRL loan amount.

- **The maximum loan term is the original term of the existing VA loan plus 10 years, but not to exceed 30 years and 32 days.**
- Example: If the existing loan has a 15 year term, the new loan term cannot exceed 25 years.

Title/Lien Requirements

- The IRRRL must replace the existing VA loan as the first lien on the same property. Any second lien-holder would have to agree to subordinate to the first lien holder.
- The borrower cannot pay off liens other than the existing VA loan from IRRRL proceeds.
- The Veteran must still own the property. Generally the party(ies) obligated on the original loan must be the same on the new loan.
- Contact VA regarding a proposed IRRRL involving a change in obligors unless the acceptability of the IRRRL is clear. Sample cases are provided in the table below:

	Parties Obligated on Existing VA Loan	Parties to be Obligated on new IRRRL	Is IRRRL Possible?
1	Unmarried Veteran	Veteran and New Spouse	Yes
2	Veteran and Spouse	Divorced Veteran Alone	Yes
3	Veteran and Spouse	Veteran and Different Spouse	Yes
4	Veteran Alone	Different Veteran Who Has Substituted Entitlement	Yes
5	Veteran and Spouse	Spouse Alone (Veteran Died)	Yes
6	Veteran and Non-Veteran Joint Loan Obligors*	Veteran Alone	Yes

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7	Veteran and Spouse	Divorced Spouse Alone	No
8	Unmarried Veteran	Spouse Alone (Veteran Died)	No
9	Veteran and Spouse	Different Spouse Alone (Veteran died)	No
10	Veteran and Non-Veteran Joint Loan Obligors*	Non-Veteran Alone	No

****Lenox/WesLend does not offer the Vet/Non-Vet program or the Joint Vet program.***

- In case seven the divorced spouse is keeping the home and wishes to refinance. The ex-spouse cannot get an IRRRL unless the Veteran agrees to be obligated on the new loan and commit his/her entitlement to the new loan. A person without entitlement cannot get an IRRRL or any other type of VA loan.
- In cases eight through ten the borrowers cannot obtain an IRRRL because they do not include the Veteran or a person who was the Veteran's spouse at the time the original loan was made and who was obligated on the loan along with the Veteran.
- In case eight where the unmarried Veteran obtained the original loan:
 - The marriage and death of the Veteran occurred after the loan was made; and
 - The deceased Veteran's spouse is not obligated on the original loan. An IRRRL is not possible.
- In case nine where the Veteran and spouse were obligated on the original loan:
 - The divorce, remarriage, then death of the Veteran occurred after the loan was made; and
 - The deceased Veteran's new spouse is not obligated on the IRRRL loan. An IRRRL is not possible.
- Case ten: Lenox/WesLend does not offer Vet/Non-Vet or joint Vet loans.
- VA does not require any credit/income documentation or re-underwriting of IRRRLs when there has been a change in obligors, the following should be taken into consideration:
 - For death or divorce cases obtain a statement from the obligor(s) on their ability to make payments on the new loan without the co-obligor's income.
 - Obtain a statement about the addition of a different spouse or change in number of dependents, as applicable.
 - When there has been a change in obligors, ensure that the lower payment and interest rate, and the minimum 25% guaranty compensate for the lack of re-underwriting on the new loan.

Safe Harbor

- Loans are considered Safe Harbor QM loans if they meet the following requirements:
 - The loan being refinanced was originated at least six months before the new loan's closing date;
 - At least six payments have been made on the original loan;
 - At least **210 days** have passed from the date of which the first payment is made on the mortgage being refinanced;
 - The mortgage payment history reflects 0x30 during the six months preceding the new loan's closing date;
 - The recoupment period for all allowable fees and costs must not exceed 36 months:
 - Pre-paid expenses such as real estate taxes and homeowners insurance are not counted as transaction costs when calculating the recoupment period. Lender credits and premium pricing may be used to offset allowable fees.
 - There must be a monthly P&I savings in order to complete the recoupment period calculation except in the following situation:
 - ✓ ARM to fixed rate; or
 - ✓ Fixed rate to fixed rate with a shorter amortization term;
 - The Veteran is not 30 days or more past due on the loan being refinanced;
 - The new loan does not increase the outstanding principal balance of the existing loan except to the extent that allowable fees and charges are financed;
 - Total points and fees payable in connection with the new loan are in accordance with VA requirements (12 CFR 1026.32), will not exceed 3% of the total new loan amount and are in compliance with VA's allowable fees and charges found at 38 CFR 36.4313;
 - The interest rate on the new loan is lower than the interest rate on the existing loan unless the borrower is refinancing an ARM to a fixed rate loan;

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- The new loan is subject to a payment schedule that will fully amortize the loan without any balloon payments; and
- Both the existing loan and the new loan satisfy all other VA requirements.

Recoupment Calculation

Allowable closing costs – prepaid expenses – lender credits + bond fide discount points = total closing costs

Example of a recoupment period that **does** meet Safe Harbor QM requirements:

- Payment lowers by \$100;
- Closing costs are \$3,000;
- $\$3,000/\$100 = 30$ months until recoupment; so
- The transaction qualifies as a Safe Harbor QM loan.

Rebuttable Presumption QM – NOT ALLOWED