

VA only has a funding fee which can range from 2-3% of the loan amount depending on if the veteran has or has never used their CVA mortgage benefit. Most fees can be financed in the loan. There is NO MONTHLY MORTGAGE INSURANCE PREMIUM.

VA: "Seller to pay \$\_\_\_\_\_ or \_\_\_\_\_% towards buyers prepaids and closing costs in ADDITION TO REQUIRED SELLER PAID BUYERS COSTS.

Loan Limit	200,000
PMI/MIP	no
Second Liens	no
Investment	no
Waive Escrows	no
Debt to Income Ratios	41/41
Seller Contributions	up to 4%

VA Buyer paid closing costs (less origination/discount) are \$933

VA loan on housing in Houston not in Waco offices.

1-888-232-2571  
x-3604  
x-3630  
x-3673

When you close from old home using VA, then you need to forward that HUD1, form 26-1880 filled out with attached DD2-14, and forward all to Texas' offices which are:

Dept of Veteran Affairs - Houston  
Regional Loan Center  
6900 Almeda Rd  
Houston, TX 77030

Eligibility as a Texas Veteran:

To participate in this program, the Veteran must demonstrate that all of the following conditions are satisfied:

- The applicant must have been discharged after serving a minimum of 90 consecutive days of active duty from either the Army, navy, Air Force, Marines, Coast Guard or United States Public Health Service, and have completed the initial obligation and have not been dishonorably discharged, or discharged sooner due to a service-connected disability.
- Texas National Guard members who completed all active duty training required as a condition of enlistment, Texas Veterans who served in the reserved for at least 20 years, and the unmarried, surviving spouses of Texas Veterans who dies in the line of duty (Veteran's home of record must have been Texas at the time of entry into the service) may be eligible to participate in the program at a slightly higher interest rate.
- The applicant must have been a bona fide resident of Texas at the time of entry into the military or have been a bona fide resident of Texas for at least 2 consecutive years

immediately prior to filing an application. The applicant must also be a bona fide resident of Texas at the time the application is made. A bona fide resident is someone who is living in Texas with the intent to remain in Texas.

- The applicant must not have previously participated in the program being applied for, as participation in each program is allowed only once.
- Service must have been after September 16, 1940.

The Texas Veterans Commission, not the TVLB, will determine the eligibility in terms of service in the Armed Forces and residency in the state of Texas.

NOTE: All Texas Veterans Land Board loans are subject to credit approval.

EXAMPLE (Combined with Conventional Financing)

Loan Amt	30 Year Rate	Principal & Interest
150,000	5.25%	\$828.31
+90,000 (Conv)	7.625%	\$637.01
= 240,000 (Comb.Total)	6.17%	\$1465.32

1. Housing Assistance 155K
2. Housing Improvement or
3. Land Purchase\
4. \$25 ap fee to TVLB, 5% down, \$325 fee charged for appraisal, contract, title
5. Survey 6 month; access, 5 net acres (4 OK) 30 year, zero prepay (Thru TVLB) Raw Land  
1-800-TXVETS
6. Texas Vet Commission TVLB 512-463-2813; 1-800-252-8387

GLO.State.Tx.Us/VLB/ (Enter)

FORMS

L.Ap.Pkg

All items