

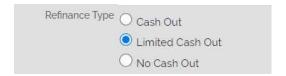


VA Disclosures Job Aid

**Important VA Fields on the 1003 in UHMGO

In the *Property and Loan Information section* on the *Lender Loan Information* tab of the UHMGO 1003 in the *Refinance Type* field:

- For a VA Cash Out, choose Cash-Out/Other
- For a VA IRRRL, choose Limited Cash-Out

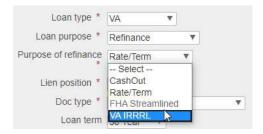


In the *Property and Loan Information section* on the *Lender Loan Information* tab of the UHMGO 1003 in the *Refinance Program* field:

- For a VA Purchase or VA Cash Out choose Full Documentation
- For a VA IRRRL, choose Interest Rate Reduction Refinance Loan



- **Important VA Fields on the Pricing screens in UHMGO
 - For a VA Purchase, choose Purchase in the Loan Purpose field
 - For VA CashOut or VA IRRRL choose Refinance in the *Loan Purpose* field
 - o For a VA CashOut, choose CashOut in the Purpose of Refinance field
 - o For a VA IRRRL, choose VA IRRRL in the Purpose of Refinance field



Make Sure to Answer the Questions Below accurately on the Pricing screens







VA Purchase Audit:

- In the Client Specific section under Additional Fields, the Verification of VA Benefits fields need to be filled.
 - The VA Claim Folder Number is also called the C-File Number or VA File Number. Whenever the
 VA sends the veteran a letter about their claim, it will be located on the upper right-hand corner
 of the document. If there is no VA Claim Folder Number (because the veteran never filed a
 claim), input zeros in this field.
 - The Service Number is often the borrower's social security number. It can be found on the COE in the upper right-hand corner



VA IRRRL Audits:

• At the top of Client Specific section under Additional Fields, enter the VA Case Number for the new loan. If the VA casenumber is not available yet, please input zeros in this field.



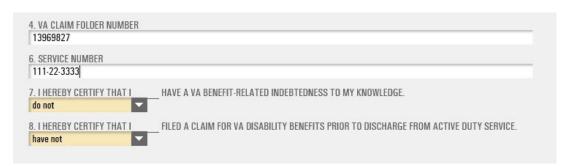
• In the Client Specific section under Additional Fields, complete the *Comparison Statement Disclosure* section on the *VAGuaranty Requirements for IRRRLS* form





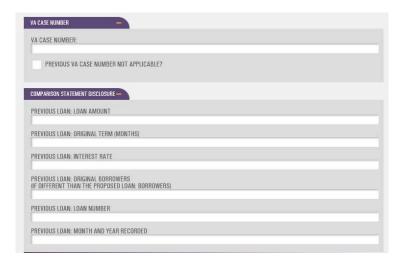


- In the Client Specific section under Additional Fields, complete the Verification of VA Benefits form
 - The VA Claim Folder Number is also called the C-File Number or VA File Number. Whenever the
 VA sends the veteran a letter about their claim, it will be located on the upper right-hand corner
 of the document. If there is noVA Claim Folder Number (because the veteran never filed a claim),
 input zeros in this field.
 - The Service Number is often the borrower's social security number. It can be found on the COE in the upper right-hand corner



VA Cash-Out Audits:

- At the top of Client Specific section under Additional Fields, enter the VA Case Number for the new loan. If the VA casenumber is not available yet, please input zeros in this field.
- Immediately below that section, fill out the Comparison Statement Disclosure







- In the Client Specific section under Additional Fields, complete the Verification of VA Benefits form
 - The VA Claim Folder Number is also called the C-File Number or VA File Number. Whenever the
 VA sends the veteran a letter about their claim, it will be located on the upper right-hand corner
 of the document. If there is noVA Claim Folder Number (because the veteran never filed a claim),
 input zeros in this field.
 - The Service Number is the borrower's social security number
 - VA benefit-related indebtedness occurs when there is an overpayment of VA education, compensation, or pension benefits



• In the Client Specific section under Additional Fields, complete the following fields on the VA Guaranty Requirements for Cash-Out Refinance Loans form



- The following is the definition for each type of VA Refinance:
- (1) <u>Interest Rate Reduction Refinancing Loan (IRRRL)</u>: a refinancing loan made to refinance an existing VA-guaranteed home loan at a lower interest rate.
- (2) TYPE I Cash-Out Refinance: a refinancing loan in which the loan amount (including VA funding fee) does not exceed the payoff amount of the loan being refinanced.
- (3) <u>TYPE II Cash-Out Refinance</u>: a refinancing loan in which the loan amount (including VA funding fee) exceeds the payoff amount of the loan being refinanced.
- In the Client Specific section under Additional Fields, complete the following fields on the VA Guaranty Requirements for Cash-Out Refinance Loans form
 - o Check the appropriate box or boxes in the Net Tangible Benefit section
 - Fill out the fields in the VA-To-VA Loan Seasoning section
 - o If the loan is a Type 1 Cash-Out Refinance, fill out the field in the Recoupment Certification section





SCOTON IN NET TANGBEE BENEFIT
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
THE INTEREST RATE ON THE NEW LOAN IS LOWER THAN THE INTEREST RATE ON THE LOAN BEING REFINANCED NOTE: IF THE LOAN BEING REFINANCED HAD AN ADJUSTABLE INTEREST RATE OR WAS MODIFIED, THE CURRENT INTEREST RATE MUST BE USED WHEN DETERMINING IF THIS REQUIREMENT HAS BEEN MET. (SEE CIRCULAR 26-19-05)
THE PAYMENT ON THE NEW LOAN IS LOWER THAN THE PAYMENT ON THE LOAN BEING REFINANCED
THE NEW LOAN RESULTS IN AN INCREASE IN THE BORROWER'S MONTHLY RESIDUAL INCOME AS EXPLAINED BY 38 CFR 36.4340(E)
RESIDUAL INCOME, INCLUDING REFINANCING MONTHLY PRINCIPAL, INTEREST, TAXES, AND INSURANCE - IN CASES WHERE TAXES AND INSURANCE AMOUNTS ARE CHANGING BETWEEN THE APPLICATION DATE AND THE CLOSING DATE OF THE REFINANCE TRANSACTION, THE NEW TAXES AND INSURANCE AMOUNTS WILL BE USED IN DETERMINING RESIDUAL INCOME. (SEE CIRCULAR 26-19-05)
THE NEW LOAN REFINANCES AN INTERIM LOAN TO CONSTRUCT, ALTER, OR REPAIR THE PRIMARY HOME
THE NEW LOAN AMOUNT IS EQUAL TO OR LESS THAN 90 PERCENT OF THE REASONABLE VALUE OF THE HOME
THE NEW LOAN REFINANCES AN ADJUSTABLE RATE MORTGAGE TO A FIXED RATE LOAN
VA-TO-VA LOAN SEASONING
LOAN BEING REFINANCED: FIRST PAYMENT DATE
LOAN BEING REFINANCED: DATE THE SIXTH MONTHLY PAYMENT WAS MADE
LOAN BEING REFINANCED: IS A VA-GUARANTEED OR INSURED LOAN
TYPE I CASH-OUT VA-TO-VA REFINANCE FEE RECOUPMENT CERTIFICATION

EXISTING LOAN: MONTHLY P& PAYMENT

PLEASE DO NOT INCLUDE MORTGAGE INSURANCE (IF ANY) OWED BY THE BORROWER ON THE EXISTING LOAN. (SEE CIRCULAR 26-19-05)