

Section 2.23 – Veterans Administration (VA) Loan Program

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Overview

Product Summary

General Information

This product description describes Truist's Department of Veteran Affairs (VA) mortgage programs. VA loans are guaranteed by the Department of Veteran Affairs. Guidance not addressed in this product description will follow [VA Lender Handbook 26-7](#) and any other applicable Circulars or Handbooks not superseded by 26-7. Correspondent lenders with Automatic Authority direct questions for scenarios, guidelines or other requirements to VA. Questions regarding Truist credit overlays may be directed to the Truist Product Support Team at 800.382.2111.

Correspondent Lenders with Automatic Authority

- Correspondent lenders with VA Automatic Authority with SAR underwriters on staff may sell VA loans to Truist underwritten and closed in full compliance with all regulations. Truist is not responsible for training correspondent lenders or providing VA handbooks or Circulars.
 - Correspondent lenders are responsible for remitting funding fees and for obtaining a Loan Guarantee Certificate (LGC) on each loan. Additionally, the correspondent lender is responsible for reviewing the LGC for accuracy. **Truist will enforce repurchase of VA loans that do not have an LGC.**
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General Information

- For government insuring and servicing requirements, the veteran utilizing VA entitlement in the transaction **MUST** be the "primary" borrower on a loan application when there is a non-veteran borrower, regardless of the amount of income or credit that is being used to qualify the borrower or the amount of assets contributed into the transaction.
- Conforming and Jumbo fixed rate products are available.

Note: Loan amounts, less any financed funding fee, of **\$647,201** to \$1,033,000 are eligible. These loans are considered "jumbo" and will be priced as "jumbo" loans.

- Truist sells VA loans on the secondary market by pooling them in Ginnie Mae pass-through mortgage-backed securities. The requirements of both VA and Ginnie Mae must be fulfilled without exception to produce a saleable loan.
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Related Bulletins

General

Related bulletins are provided below in PDF format. To view the list of published bulletins, select the applicable year below.

- [2021](#)
 - [2020](#)
 - [2019](#)
 - [2018](#)
 - [2017](#)
 - [2016](#)
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Ability-to-Repay Requirements

Ability-to-Repay Requirements

Reference: See [Section 1.05: Underwriting](#) to view the Ability-to-Repay requirements.

Loan Terms

Loan Terms

The following table shows loan terms for eligible loan types.

Type of VA Loan	Eligible Loan Term
Conforming <ul style="list-style-type: none"> Purchase, Cash-Out/Regular Refinances, and IRRRLs on loan amounts, less any financed funding fee, less than or equal to \$647,200. 	Fixed Rate <ul style="list-style-type: none"> up to 30 years
Jumbo <ul style="list-style-type: none"> Purchase and Cash-Out/Regular Refinances on loan amounts, less any financed funding fee, of \$647,201 to \$1,033,000. IRRRLs on loan amounts, less any financed funding of \$647,201 to \$750,000. 	Fixed Rate <ul style="list-style-type: none"> <u>Annual amortization terms 20 to 30 years</u>

Maximum Total Loan-to-Value (TLTV)

The maximum TLTV permitted for is 105% for a Purchase or cash-out/regular refinance transaction.

Maximum and Minimum Loan Amounts

The following table shows maximum and minimum loan amounts for eligible transaction types.

Transaction Type	Maximum Loan Amount	Minimum Total Loan Amount
Purchase	\$1,033,000 See notes below for Jumbo loan amounts.	None
Cash-Out/Regular Refinance	\$1,033,000 See notes below for Jumbo loan amounts.	None
IRRRL	<u>\$750,000</u>	None
Notes: <ul style="list-style-type: none"> The maximum loan amount does not include the financed VA Funding Fee. Ginnie Mae requires the amount of cash down payment or equity plus the amount of the veteran's available entitlement to equal at least 25% of the lesser of the purchase price or appraised value from the <i>Notice of Value</i>. For Veterans with full entitlement, the maximum amount of guaranty is 25% of the loan amount. For Veterans who have previously used entitlement and such entitlement has not been restored, the maximum amount of guaranty is the lesser of 25 percent of the loan amount or the maximum amount of guaranty entitlement available. <ul style="list-style-type: none"> The maximum amount of guaranty entitlement is 25 percent the Freddie Mac CLL, reduced by the amount of entitlement previously used (not restored) by the Veteran. To determine maximum loan amount, for Veterans who have previously used entitlement and such entitlement has not been restored, refer to the <i>VA Entitlement Worksheet (COR 0341)</i>. <p>Lenders are required to independently verify the acceptability of the VA loan amount on each transaction.</p>		

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Loan Terms, Continued

Maximum Number of Financed Properties

- Maximum number of financed properties with any lender is (4)
 - The number of financed properties is combined for all borrowers on the loan
 - The following property types are **excluded** in the maximum number of financed properties:
 - Commercial real estate,
 - franchises,
 - multi-family properties(i.e., greater than 4 units),
 - joint or total ownership of a property held in the name of a corporation or S-corporation, even if the borrower is the owner of the corporation and the financing is in the *name of the corporation or S-corporation,*
 - vacant (residential) lots,
 - timeshares,
 - Ownership of a property that is held in the name of an LLC or partnership where the borrower(s) have an individual or combined ownership in the LLC or partnership of less than 25% and the financing is in the name of the LLC or partnership, and
 - manufactured home on a leasehold estate not titled as real property (chattel lien on the home).
-

Waiver of Escrows for Taxes and Insurance

Waiver of escrows for taxes and insurance is not permitted.

Eligible Transactions

Energy Efficient Mortgage Program

All upgrades must be complete prior to purchase by Truist.

EASE-in Payment Reduction

General

- The “Ease-In” payment reduction feature where the seller/builder contributes interest payments up to the first six (6) months allowing the borrower to “ease-in” into a new home and to “ease-in” to the monthly payments for loan amounts, less any financed funding fee, less than or equal to **\$647,200**.
- The maximum interest subsidy may not exceed the four percent (4%) seller concession.
- The builder or seller may pay the interest portion beginning with the first payment up to the 6th month payment.

Requirements

- This feature is only available for a 30-year fixed rate VA purchase transaction.
- Borrower must qualify at the note rate.
- The maximum contribution of 4% of the sales price may be used towards the borrower’s interest, closing costs and/or prepaids.
- Any dollar amount over the 4% seller contribution limit must be subtracted dollar-for-dollar from the sales price.
- The seller/builder contribution, which is disbursed monthly must be a fixed amount (i.e., payments applied to the monthly interest cannot fluctuate from month to month).
- No portion of the funds may be applied to the principal balance.

Ineligible Transactions

- The following transactions are not eligible for use with the Ease-In Payment Reduction:
 - Adjustable Rate Mortgages
 - Temporary buydowns

Amortization Schedule

- An amortization schedule may be obtained on the [Truist website](#), or similar loan amortization programs can be used.
- The following items are determined by running an amortization schedule:
 - *Total Seller Paid Contribution*: the dollar amount of the seller paid interest,
 - *Reduced Payment Period*: the number of months during which interest payments are made, and
 - *Interest Payment*: a fixed dollar amount being paid monthly toward borrower interest from the seller/builder contribution.

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Eligible Transactions, Continued

EASE-in Payment Reduction, (continued)

Interest Payment Reduction Calculation

- An example of a 5-month interest payment reduction on a loan amount of \$97,000 at 6% interest is shown in the table below.
- The seller's interest contribution for the payment reduction is a fixed amount that cannot exceed the last month of the subsidy period.
- The maximum monthly interest contribution amount in the example below is \$483.00.

Monthly Payment	Principal	Interest	Total P & I	Buydown Contribution	Borrower Contribution
# 1	\$96.56	\$485.00	\$581.56	\$483.00	\$98.56
# 2	\$97.04	\$484.52	\$581.56	\$483.00	\$98.56
# 3	\$97.53	\$484.03	\$581.56	\$483.00	\$98.56
# 4	\$98.02	\$483.54	\$581.56	\$483.00	\$98.56
# 5	\$98.51	\$483.05	\$581.56	\$483.00	\$98.56

Loan Set-Up

- The following program and investor codes are applicable for the origination system. Additionally, they apply to Non-AUS or Fannie Mae DU.
 - Program Code = V30SPI
 - Investor Code = 000

The tables below show the origination system procedures.

The Origination System	
Field	Input
Program Code	V30SPI
Target Investor	000 (should pre-fill)
Buydown Code	SPI
Type	D (for dollar buydown)
Who Pays Buydown	S (for seller)
Amount	\$ Amount of monthly fixed interest payment fund
MOS	# of months seller will pay toward the interest portion of PITI payment

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Eligible Transactions, Continued

EASE-in Payment Reduction, (continued)

Closing

- The *Seller-Paid Interest Buydown Agreement* must be completed by the Loan Closer and signed by the borrower and sellers.
 - The Ease-In seller paid interest contribution must be shown on the settlement statement as a seller credit and be labeled “*Seller-Paid Interest Contribution, 5 months @ \$483.*” with \$2415 (per example above) under the seller’s column.
 - Additional funds paid by the seller over and above the cumulative interest calculation must be shown as a closing cost credit to the borrower on the settlement statement.
 - The servicing department will disburse the Ease-In seller-paid interest contribution shown on the settlement statement on a monthly basis and bill the borrower for the difference. As far as IRS reporting is concerned, servicing will back out the seller-paid interest buydown funds for year-end reporting purposes on Form 1098.
-

Ineligible Transactions

The following transactions are ineligible:

- Any ARM Program
 - Ease-In Payment Feature on Jumbo Loans
 - Borrower-paid temporary buydowns
 - VA Cash-out refinances > 90% LTV ,including any financed funding fee
-

PACE Financing

PACE Financing

- A purchase or cash-out/regular refinance loan transaction with a PACE loan **remaining** in a first or subordinate lien position to the new mortgage transaction is not eligible. All PACE obligations **must** be paid off as a condition to obtaining a new mortgage loan.
-

Refinances

Cash-Out / Regular Refinance

VA Cash-out refinances > 90% LTV, including any financed funding fee, are ineligible.

Mortgage Seasoning

- For all refinance loans, the more restrictive of VA or GNMA requirements must be met:
 - For GNMA , including the refinance of a modified VA guaranteed loan, the following seasoning applies:
 - The note date of the refinance loan must be on or after the later of:
 - the date on which the borrower has made at least six monthly payments on the loan being refinanced; and
 - the date that is 210 days after the first payment due date of the loan being refinanced
-

Geographic Restrictions

General

The following table shows applicable Geographic Restrictions:

State	Restriction
Georgia	<u>Properties containing Georgia Power Company leasehold agreements are not eligible for financing with Truist.</u>
Texas	<u>Cash-out refinances are not eligible.</u>

Reference: See [Section 1.02: Eligible Mortgage Loans](#) guidelines in the *Correspondent Seller Guide* for general Truist geographic restrictions.

Occupancy/Property Types

Ineligible Property Types

The following types of properties are ineligible:

- Manufactured housing (mobile homes)
 - Sinkhole homes (even if repaired)
 - Methamphetamine homes (even if certified habitable)
 - Cooperatives
-

Properties Recently Listed for Sale

- If a property is listed for sale the following applies:
 - For cash-out/regular refinances:
 - The property must have been taken off the market for at least 60 days prior to loan application date, and
 - If the property was listed for sale within the six (6) months preceding the application (i.e., 1003) date, the maximum LTV/TLTV is limited to 85%.

Note: If the property is currently listed for sale, documentation must be provided that the listing agreement is terminated (it is NOT okay just to take the “For Sale” sign down!).

Eligible Borrower

Permanent Resident Aliens/Non-Permanent Resident Aliens

- The loan file must include evidence of the borrower's lawful permanent or non-permanent residency status.
 - A valid social security number is required.
-

Income

Income Documentation

- Verbal VOE completed within 10 business days, prior to closing (i.e. Note date), for salaried borrowers, excluding Active Duty Military.
 - IRS Form 4506-C executed by all borrowers at closing.
-

Ineligible Income

- Income derived from an activity that is deemed illegal by federal or state law (for example, income derived from a business that is legal by state law but illegal by federal law cannot be considered.
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Rental Income from Conversion of Existing Primary Residence

- A copy of the rental agreement and evidence of the security deposit and/or the first month's rent must be in the loan file.
 - Three months of PITIA required for new rental property.
-

Section 8 Homeownership Vouchers

- Housing Voucher payments delivered directly to servicer (not to borrower) require special servicing handling. Contact Purchase Relations to ensure there are no client service failures.
-

Liabilities and Qualifying Ratios

Qualifying Ratio

The maximum DTI for Truist on any VA transaction is 50% regardless of AUS findings.

Credit Requirements

Bankruptcy No Chapter 7 or 13 bankruptcy in the last three (3) years based on discharge date allowed on Jumbo Purchase, or Cash Out/Regular Refinance.

Foreclosures, Deeds in Lieu of Foreclosure, and Short Sales No Foreclosure, Deeds in Lieu of Foreclosure in the last three (3) years allowed on Jumbo Purchase, or Cash Out/Regular Refinance.

Collections

- Truist requires that individual or multiple collection accounts that have a singular or cumulative balance greater than \$2000 must meet one of the following requirements:
 - be paid in full using an acceptable source of funds,
 - have documented payment arrangements with the creditor(s) and include the payment in the borrower's debt to income ratio
 - a satisfactory letter of explanation and appropriate supporting documentation if account(s) are disputed.

Interest Rate Reduction Refinance Loan/IRRRL

- Properties previously occupied by the veteran may be eligible for an IRRRL.

See the topic for Credit Requirements for IRRRL in this product description for more information.

Credit Requirements for IRRRL

The following requirements apply to IRRRL transactions:

- 12 month seasoning with no Mortgage (s) late payments (0x30) reporting.

See subsequently presented topic "Credit Score Requirements" for additional IRRRL requirements.

Credit Requirements for Jumbo Loans

For loan amounts, less any financed funding fee, of \$647,201 to \$1,033,000, no housing payment can be more than 0 x 30 days late in the past 12 months.

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Credit Requirements, Continued

Credit Score Requirements

Transaction Type	Occupancy	Minimum Credit Score
Purchase	Owner Occupied	<u>640</u>
Cash-out Refinance	Owner Occupied	<u>640</u>
IRRRL- currently serviced	Owner Occupied/Non-owner Occupied	N/A
IRRRL - non- serviced	Conforming Owner Occupied	<u>640</u>
IRRRL - non- serviced	Jumbo Owner Occupied	<u>660</u>
IRRRL - non- serviced	Non-Owner Occupied	<u>720</u>

Notes:

- Borrower(s) with no credit score must meet VA Non-Traditional Credit Guidelines..

Validation of Parties to the Transaction/Program Participants

General

Transactions that involve parties found on the Truist Ineligible List are not eligible for purchase.

See the topic “Truist Ineligible List Certification” within [Section 1.19: Fraud Prevention Guidelines](#) of the *Correspondent Seller Guide* for additional information.

Rate, Points and Lock-Ins

CRA Incentive and Verification

Target Area

- Loan eligibility for CRA Incentive is limited to Truist Bank's Community Reinvestment Act (CRA) assessment areas. It is also based on the subject property being located in a low-or-moderate income census tract or the borrower's income being equal to or lower than Truist's maximum allowable income level for the property county.
- Truist's assessment areas are NOT located in all areas of the states.
- To determine if your loan qualifies for the incentive(s), take the following steps:

Step	Action
1	Go to www.suntrustgeocoder.com
2	Enter Password: CORRES
3	Input your borrower's annual income and property address
4	You will receive either a "Qualified" or "not-Qualified" value
5	If "Qualified," lock your loan at LendingSpace
6	Complete the CRA Census Tract Verification Form (COR 0560A), if required. Email completed form to SunTrust.Corr.CRA@suntrust.com within 48 hours of loan being locked.

- If the form is received within 48 hours of lock, Truist will validate the information and make the appropriate price adjustment.

Interest Rate and Price

The initial interest rate and discount points are established by Truist. Refer to Truist's Rate Sheet.

Registration and Lock-In

Reference: See [Section 1.03: Loan Registration and Lock-in Procedures](#), of the *Correspondent Seller Guide* for additional requirements.

Program Codes The following table shows program codes

Product	Program Codes
VA 15 Yr. Fixed	V15FX
VA 30 Yr. Fixed	V30FX
VA Jumbo 30 Yr Fixed	V30JFX
VA 30 Yr (Fixed Rate Seller-Paid Interest Buydown (Ease-In Payment Reduction))	V30SPI

Application and Consumer Compliance

General All consumer disclosures or notices required by all federal, state and local laws and regulations must be complied with. This includes, but is not limited to, the Real Estate Settlement Procedures Act, the Equal Credit Opportunity Act, the Flood Disaster Protection Act, the Truth-in-Lending Act, and the Fair Credit Reporting Act, all as amended and all applicable usury limitations. Further, all consumer disclosures relating to the mortgage loan must have been properly given on a timely basis in compliance with applicable laws, rules and regulations.

Closing and Loan Settlement Documentation

General The following closing guidelines are specific to the end investor. Unless specified below, all closing forms and documentation should follow standard VA/Truist guidelines.

Closing Legal Documents The VA Note, Deed of Trust/Mortgage have state specific language as well as specific language required by VA.

Document Review Fee For all loans, there is a document review fee that will be charged and will be deducted from the proceeds at closing. Refer to the *Correspondent Seller Guide* [Section 1.08: Loan Delivery and Purchase Review](#) for information on the fee charges.

Property Insurance

General Property and Flood Insurance Requirements

- Evidence of Property insurance, including homeowners/hazard policies, fire policies and flood policies, is required for all loans.
- The type of insurance required depends on varying factors such as property type, occupancy, the flood zone improvements are located
- All required insurance must meet the more restrictive of:
 - Product requirements (FHA, GNMA, etc.)
 - Regulatory Requirements (Biggert-Waters, NFIP, etc.)

Work Completion Escrow Holdback Truist will permit an escrow for repair or property completion subject to VA requirements.
