

# When does the VA make sense?

If these are true, the VA Loan is Best.

- ZERO down payment
- Marginal - Bad Credit  
From as low as a 590  
Same interest rate for all approved credit
- Disabled Vet  
Collecting VA disability pay - however  
minor the issue  
Funding Fee completely waived

## ZERO DOWN LIMITS

For 2009

San Diego County = \$593,750

Riverside County - \$417,000

Orange County - \$729,750

Presented by:

[www.RanchandBeachHomes.com](http://www.RanchandBeachHomes.com)

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# *Benefit of VA Loans*

- ✓ Zero Down
- ✓ No Pre-Payment Penalties
- ✓ No Mortgage Insurance (PMI)
- ✓ Lower Rates
- ✓ 1 Loan (Fixed & ARM Options)
- ✓ Re-usable
- ✓ Great Re-Fi options if rates go down
- ✓ Liberal Income & Credit Guidelines
- ✓ Funding Fee Can be Financed
- ✓ Personal Financial Counseling - Financial Difficulty
- ✓ Minimal Closing Costs to the Buyer
- ✓ The Loan is Assumable to credit worthy buyers

Occupancy: MUST be Owner Occupied - No 2nd Homes

Credit : Last 2 years is what they look at.  
Foreclosure, Bankruptcy & other issues older than  
2-years do not count.  
Not FICO score driven.

Income : VA uses the Residual Income Method, not DTI.  
The VA Guidebook - 41% DTI, this is NOT  
the deciding factor.

Reserves: No reserves required.

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