

CALCULATING THE MAXIMUM VA LOAN AMOUNT

MAX. LOAN WITH NO DOWN PAYMENT

#1

Amount of Entitlement (*Not to Exceed 104,250*)

Apply "x 4 Rule" x 4

Sub-Total = _____

Sales Price = _____

Lesser of Sub-Total or S.P. (Max. Loan)* = _____ *

* If the **MAX, LOAN** does not exceed \$144,000, then the **Amount of Entitlement** may not exceed 36,000... use the below Worksheet.

#2

Amount of Entitlement (*Not to Exceed 36,000*)

Apply "x 4 Rule" x 4

Sub-Total = _____

Sales Price = _____

Lesser of Sub-Total or S.P. (Max. Loan)* = _____ *

* If the **MAX, LOAN** does exceed \$144,000, then the **Amount of Entitlement** may exceed 36,000... use the above Worksheet.

CALCULATING THE MAXIMUM VA LOAN AMOUNT

MAX. LOAN WITH A DOWN PAYMENT – “Partial Entitlement Veteran”

NOTE: When a veteran buys property, using a VA loan, a certain amount of the veteran’s Entitlement becomes “used”. If not all of the veteran’s Entitlement is “used”, a new VA loan would be calculated on the amount of “Remaining Entitlement.” Generally, the new VA loan amount does not “reach” to 100% LTV; so, a down payment would be required. The following scenarios assume that either the veteran client has assets to cover the down payment, or is able to borrow the down payment money (typically, this would be a seller carry-back 2nd loan).

The formula to determine the maximum loan amount in these cases is:

Sales Price x 75% + Remaining (“Unused”) Entitlement

Sales Price	_____
Apply “75% Rule”	<u>x 75%</u>
Sub-Total	= _____
Add Entitlement (Not to Exceed 104,250) +	_____
Maximum Loan Amount*	= _____ *
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Sales Price:	_____
Maximum Loan Amount*	- _____ *
Minimum Down Payment	= _____

*Not to exceed the lesser of Sales Price or Lender Established Limit