



total mortgage

VA LOANS

Features and Benefits

- Low or no down payment – buyers may be able to finance up to 100% of their home
- Gifts and grants are OK – we allow your entire down payment and closing costs to be gifted
- Lower closing costs – eligible buyers can get discounts and credits toward closing costs
- VA loans are assumable – buyers may be able to pass on their loan to future occupants of the home
- No monthly mortgage insurance, ever
- DTI at or below 47%
- Must be a 1-4 unit attached or detached primary residence including VA approved condos
- Fixed rate, adjustable rate, and term rate loan options available

VA home loans are partially backed by the U.S. Department of Veterans Affairs and are available only to people who have served in the military and their surviving spouses who are purchasing a primary residence.

No exaggeration—this is the most flexible and affordable loan program out there. It's easier to qualify for, generally has lower interest rates than conventional options, and offers some incredible benefits not available to the average consumer.

Buyer Qualification Details

- Buyer must have served 90 days during wartime
- Or, have served 181 days during peacetime
- Or, have served 6 years with the National Guard or Reserves
- Or, their spouse has died in the line of duty or due to a service-related disability



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