

## VA Regional Loan Centers

Regional Loan Center	Jurisdiction	Mailing and Website Addresses	Telephone Number
<b>Atlanta</b>	Georgia North Carolina South Carolina Tennessee	Department of Veterans Affairs VA Regional Loan Center 1700 Clairmont Rd. Decatur, GA 30033-4032  (Mail: P.O. Box 100023, Decatur, GA 30031-7023) <a href="http://www2.va.gov/directory/guide/facility.asp?ID=357&amp;dnum=All">http://www2.va.gov/directory/guide/facility.asp?ID=357&amp;dnum=All</a>  <hr/> <b>Eligibility Center Mailing Information</b>  Atlanta Regional Loan Center ATTN: COE (262) P.O. Box 100034 Decatur, GA 30031	1-888-768-2132       1-888-768-2132
<b>Cleveland</b>	Connecticut Delaware Indiana Maine Massachusetts Michigan New Hampshire New Jersey New York Ohio Pennsylvania Rhode Island Vermont	Department of Veterans Affairs VA Regional Loan Center 1240 East Ninth Street Cleveland, OH 44199  <a href="http://www.vba.va.gov/ro/cleveland/index1.htm">http://www.vba.va.gov/ro/cleveland/index1.htm</a>	1-800-729-5772
<b>Denver</b>	Alaska Colorado Idaho Montana Oregon Utah Washington Wyoming	Department of Veterans Affairs VA Regional Loan Center 155 Van Gordon Street Lakewood, CO 80228 (Mail: Box 25126, Denver, CO 80225)  <a href="http://www.vba.va.gov/ro/denver/loan/lgy.htm">http://www.vba.va.gov/ro/denver/loan/lgy.htm</a>	1-888-349-7541
<b>Honolulu</b>	Hawaii Guam American Samoa Commonwealth of the Northern Marianas	Department of Veterans Affairs VA Regional Office Loan Guaranty Division (26) 459 Patterson Rd. Honolulu, HI 96819	

		<p>*Although not an RLC, this office is a fully functioning Loan Guaranty operation for Hawaii.</p> <p><a href="http://www.vba.va.gov/ro/honolulu/LGY/Loan_Guaranty.html">http://www.vba.va.gov/ro/honolulu/LGY/Loan_Guaranty.html</a></p>	
<b>Houston</b>	<p>Arkansas Louisiana Oklahoma Texas</p>	<p>Department of Veterans Affairs VA Regional Loan Center 6900 Almeda Road Houston, TX 77030-4200</p> <p><a href="http://www.vba.va.gov/ro/houston/lgy/home.html">http://www.vba.va.gov/ro/houston/lgy/home.html</a></p>	<p>1-888- 232-2571</p>
<b>Manchester</b>	<p>Connecticut Massachusetts Maine New Hampshire New York Rhode Island Vermont</p>	<p>Department of Veterans Affairs VA Regional Loan Center 275 Chestnut Street Manchester, NH 03101</p> <p>*Loan Guaranty operations transferred to the Cleveland Regional Loan Center (RLC) on 4/1/2011.</p> <p><a href="http://www.vba.va.gov/ro/cleveland/index1.htm">http://www.vba.va.gov/ro/cleveland/index1.htm</a></p>	<p>1-800- 729-5772</p>
<b>Phoenix</b>	<p>Arizona California New Mexico Nevada</p>	<p>Department of Veterans Affairs VA Regional Loan Center 3333 N. Central Avenue Phoenix, AZ 85012-2402</p> <p><a href="http://www.vba.va.gov/ro/phoenixlgy/">http://www.vba.va.gov/ro/phoenixlgy/</a></p>	<p>1-888- 869-0194</p>
<b>Roanoke</b>	<p>District of Columbia Kentucky Maryland Virginia West Virginia</p>	<p>Department of Veterans Affairs VA Regional Loan Center 116 N. Jefferson Road, S.W. Roanoke, VA 24011</p> <p><a href="http://www.vba.va.gov/ro/roanoke/rlc">http://www.vba.va.gov/ro/roanoke/rlc</a></p>	<p>1-800- 933-5499</p>
<b>St. Paul</b>	<p>Illinois Iowa Kansas Minnesota Missouri Nebraska North Dakota South Dakota Wisconsin</p>	<p>Department of Veterans Affairs VA Regional Loan Center 1 Federal Drive, Ft. Snelling St. Paul, MN 55111-4050</p> <p><a href="http://benefits.va.gov/stpaul/Regional_Loan_Center.asp">http://benefits.va.gov/stpaul/Regional_Loan_Center.asp</a></p>	<p>1-800- 827-0611</p>
<b>St. Petersburg</b>	<p>Alabama Florida Mississippi Puerto Rico U.S. Virgin Islands</p>	<p>Department of Veterans Affairs VA Regional Loan Center 9500 Bay Pines Blvd. St. Petersburg, FL 33708 (Mail: P.O. Box 1437, St. Petersburg, FL 33731)</p> <p><a href="http://www.vba.va.gov/ro/south/spete/rlc/index.htm">http://www.vba.va.gov/ro/south/spete/rlc/index.htm</a></p>	<p>1-888- 611-5916</p>

## **VA WEBSITES**

General Home Loan Benefits: <http://www.benefits.va.gov/homeloans/>

Lenders Handbook: [http://www.benefits.va.gov/warms/pam26\\_7.asp](http://www.benefits.va.gov/warms/pam26_7.asp)

VA Loan Limits: [http://www.benefits.va.gov/homeloans/loan\\_limits.asp](http://www.benefits.va.gov/homeloans/loan_limits.asp)

Guaranty Calculation Examples:

[http://www.benefits.va.gov/homeloans/docs/guaranty\\_calculation\\_examples.pdf](http://www.benefits.va.gov/homeloans/docs/guaranty_calculation_examples.pdf)

VA Portal: <https://vip.vba.va.gov/portal/VBAH/Home>

Portal Help Desk: [vip@vba.va.gov](mailto:vip@vba.va.gov)

Ebenefits: <https://www.ebenefits.va.gov>

## VA Guaranty Calculation Examples

The following examples illustrate some common situations involving VA-guaranteed loans. They are by no means comprehensive. Due to variations in the amount of entitlement available to an individual veteran, loan limits for individual counties, and purchase prices for homes, situations may arise which are not covered here. Lenders are encouraged to contact the appropriate VA Regional Loan Center prior to closing a loan if there are questions about the VA guaranty calculation.

### Example 1

Veteran has full entitlement available and is purchasing a home for \$300,000 where the county loan limit is \$417,000.

$\$417,000 \times 25\% = \$104,250$  Maximum Guaranty and Available Entitlement

$\$300,000 \times 25\% = \$75,000$  Guaranty and Down Payment Combination Required

Since VA's guaranty is limited to the lesser of 25% of the county loan limit or 25% of the loan amount, VA will guaranty \$75,000 on Veteran's \$300,000 loan in this county. A down payment should not be required.

### Example 2

Veteran has used \$48,000 of entitlement on a prior loan, which may not be restored, and is purchasing a home for \$320,000 where the county loan limit is \$625,000.

$\$625,000 \times 25\% = \$156,250$  Maximum Guaranty

$\$156,250 - \$48,000 = \$108,250$  Entitlement Available

$\$108,250 \times 4 = \$433,000$  Maximum Loan Amount with 25% Guaranty

Since the proposed loan amount will be less than \$433,000, the lender will receive 25% VA Guaranty on the loan of \$320,000. A down payment should not be required.

### Example 3

Veteran has used \$104,250 of entitlement on a prior loan, which may not be restored, and is purchasing a home for \$380,000 where the county loan limit is \$815,000.

$\$815,000 \times 25\% = \$203,750$  Maximum Guaranty

$\$203,750 - \$104,250 = \$99,500$  Entitlement Available

$\$99,500 \times 4 = \$398,000$  Maximum Loan Amount with 25% Guaranty

Since the proposed loan amount will be less than \$398,000, the lender will receive 25% VA Guaranty on the loan of \$380,000. A down payment should not be required.

### Example 4

Veteran has full entitlement available and is purchasing a home for \$480,000 where the county loan limit is \$417,000.

$\$417,000 \times 25\% = \$104,250$  Maximum Guaranty and Entitlement Available

$\$104,250 / \$480,000 = 21.72\%$  Guaranty

Since VA's Guaranty will be less than 25%, a down payment will likely be required to meet investor requirements.

$\$480,000 \times 25\% = \$120,000$

$\$120,000 - \$104,250 = \$15,750$  Down Payment

**Example 5**

Veteran has used \$27,500 of entitlement on a prior loan, which may not be restored, and is purchasing a home for \$320,000 where the county loan limit is \$417,000.

$\$417,000 \times 25\% = \$104,250$  Maximum Guaranty

$\$104,250 - \$27,500 = \$76,750$  Entitlement Available

$\$76,750 / \$320,000 = 23.98\%$  Guaranty

$\$76,750 \times 4 = \$307,000$  Maximum Loan Amount with 25% Guaranty

Since VA's Guaranty will be less than 25%, a down payment will likely be required to meet investor requirements.

$\$320,000 \times 25\% = \$80,000$

$\$80,000 - \$76,750 = \$3,250$  Down Payment

**Example 6**

Veteran has used \$36,000 of entitlement on a prior loan, which may not be restored, and is purchasing a home for \$120,000 where the county loan limit is \$417,000.

Since the loan amount will not be over \$144,000, the veteran's additional entitlement cannot be used. Therefore, the guaranty would be 0%:  $\$0 / \$120,000$

**Example 7**

Veteran has full entitlement available and is purchasing a home for \$800,000 where the county loan limit is \$729,750.

$\$729,750 \times 25\% = \$182,437.50$  Maximum Guaranty and Entitlement Available

$\$182,437.50 / \$800,000 = 22.81\%$  Guaranty

$\$800,000 \times 25\% = \$200,000$  Guaranty and Down Payment Combination Required

$\$200,000 - \$182,437.50 = \$17,562.50$  Down Payment

**NOTE: Lenders should contact their investor to determine secondary market requirements.**

**Entitlement Codes that appear on VA Certificates of Eligibility are as follows:**

- 01 World War II (Standard funding fee)**
- 02 Korean War (Standard funding fee)**
- 03 Post-Korean (Standard funding fee)**
- 04 Vietnam War (Standard funding fee)**
- 05 Prior Entitlement Use (Subsequent use funding fee)\***
- 06 Eligible Surviving Spouse (No funding fee)**
- 07 Spouse of POW/MIA (No funding fee)**
- 08 Post-World War II (Standard funding fee)**
- 09 Post-Vietnam (Standard funding fee)**
- 10 Persian Gulf War (includes Nat'l Guard/reservist with qualifying active duty from Title 10 call-up; standard funding fee)**
- 11 Selected Reserve (without qualifying active duty from Title 10 call-up; additional .25% funding fee)**

**\*Condition 5 supersedes period served or status as eligible spouse or reservist; second-use funding fee applies unless exempt.**

**The subsequent use funding fee will still apply with Codes 1-4 and 8-10 if a previous VA loan is shown.**

**Refinancing an existing VA guaranteed loan with an IRRRL is not considered subsequent use of entitlement. The special IRRRL funding fee applies regardless of Entitlement Code.**

**The funding fee reference may be disregarded if the veteran is exempt. Eligible surviving or POW/MIA spouses are always exempt.**