

# VA's Homeownership Mission

## About the VA Home Loan Guaranty:

Through their home loan guaranty benefit, the U.S. Department of Veterans Affairs (VA) helps Servicemembers, Veterans, and eligible surviving spouses become homeowners.

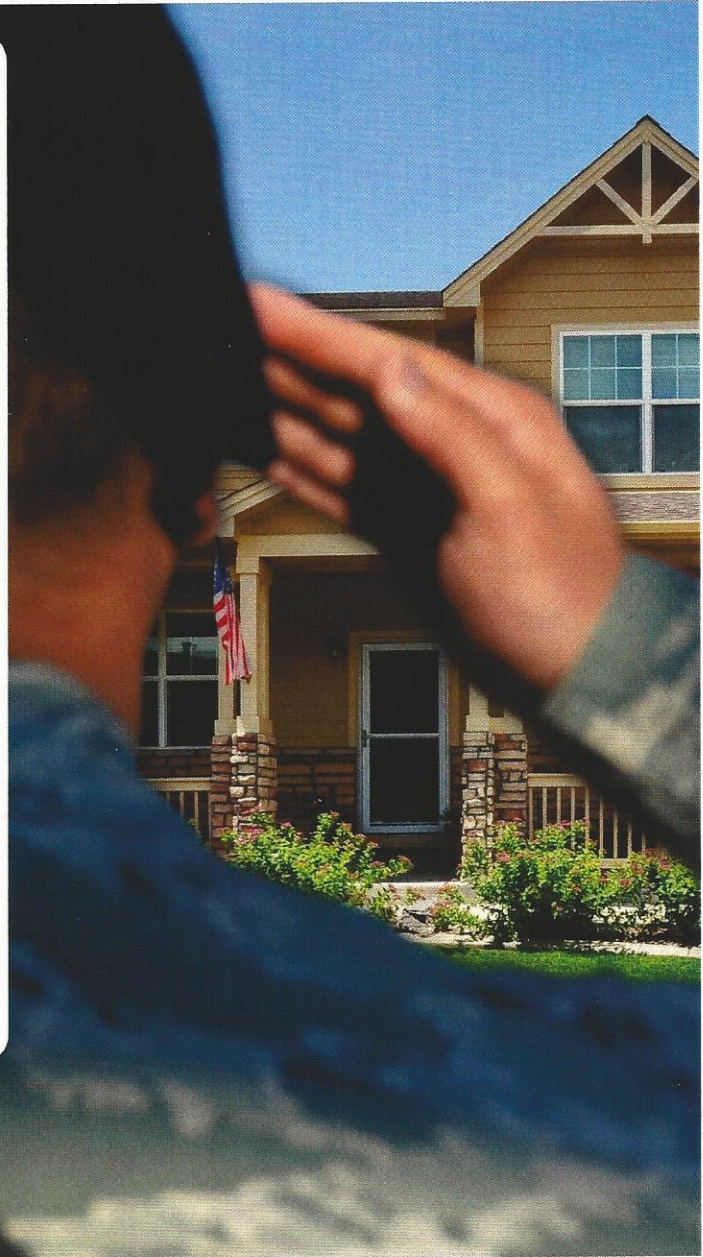
The VA guarantees a portion of the buyer's home loan, acting as the "insurance" that is provided to the mortgage lender.

## VA Home Loan Advantages:

- No down payment is needed as long as the sales price doesn't exceed the appraised value.
- No private mortgage insurance is required.
- VA rules limit the amount buyers can be charged for closing costs.
- Closing costs can be paid by the seller.

## Additional information to keep in mind:

- There is a VA Funding Fee that must be paid at closing. The fee can be financed or paid in cash.
- You can reuse the home loan guaranty benefit.
- VA-backed loans are assumable, as long as the person assuming the loan qualifies.



## For more information about VA Home Loans, contact:



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