



A Guide to Jumbo VA Loan Down Payments

As home prices continue to rise in some areas, clients who qualify for VA loans may require a loan over the county loan limit* as determined by the Federal Housing Finance Agency (FHFA). This is because their total VA Loan Guaranty may be under 25%, even with full entitlement.

The following examples provided by the Veterans Administration** demonstrate how to calculate down payment amounts required from clients who have qualified for VA financing and have full entitlement.

Example 1: Client is buying a home for \$600,000 where the county loan limit is \$484,350.

County Loan Limit:	\$484,350.00
Multiplied by 25% for Maximum Guaranty and Entitlement Available:	\$121,087.00
Guarantee divided by \$480,000 home price:	20.18% Guaranty
How to calculate the buyer's estimated down payment requirement	
\$480,000 home price multiplied by 25%:	\$150,000.00
Minus Maximum Guaranty/Entitlement:	\$121,087.00
Down Payment Requirement:	\$28,913.00

Example 2: Client is buying a home for \$500,000 where the county loan limit is \$484,350.

County Loan Limit:	\$484,350.00
Multiplied by 25% for Maximum Guaranty and Entitlement Available:	\$121,087.00
Guarantee divided by \$800,000 home price:	24.22% Guaranty
How to calculate the estimated buyer's down payment requirement	
\$500,000 home price multiplied by 25%:	\$125,000.00
Minus Maximum Guaranty/Entitlement:	\$121,087.00
Down Payment Requirement:	\$3,913.00

Need assistance? Contact me today for fast, friendly service for you and your military homebuyers.



Cheryl Mathis
 Mortgage Loan Consultant
 NMLS ID 641544
 6450 Poe Ave., Suite 109
 Dayton, OH 45414
 Mobile 937-903-0400
 cheryl.mathis@caliberhomeloans.com
 www.cherylbaldwin.com

Cheryl Mathis



*For current county loan limits, visit <http://www.fhfa.org>
 **For additional examples of VA Guaranty Calculations, visit http://www.benefits.va.gov/homeloans/documents/docs/guaranty_calculation_examples.pdf
 Caliber Home Loans, Inc., 1525 S. Beltline Rd Coppell, TX 75019 NMLS ID #15622 (<http://www.nmlsconsumeraccess.org/EntityDetails.aspx/COMPANY/15622>). 1-800-401-6587. Copyright © 2017. All Rights Reserved. This is not an offer to enter into an agreement. Not all customers will qualify. Information, rates, and programs are subject to change without prior notice. All products are subject to credit and property approval. Not all products are available in all states or for all dollar amounts. If you are refinancing your existing loan, your total finance charges may be higher over the life of the loan. Other restrictions and limitations apply. Ohio MBMB.850184.000