

## VA Home Loan Benefits

1. VA loans limits up to \$805,000. In Santa Cruz County and Monterey \$ 525,000.00 with NO down payment. VA loans above are allowed but a partial down payment may be required.
2. No expensive monthly Private Mortgage Insurance (PMI) required on most conventional and the FHA loans with less than a 20% down payment.
3. Competitive interest rates with NO prepayment penalties.
4. Seller is allowed to pay closing fees, allowing most veterans to get into a home with NO out of pocket cost.
5. More credit flexibility with lower credit scores, bankruptcies, foreclosures, and collections than most conventional loans.
6. Streamline Refinancing is a process available for existing VA loans.
7. No prepayment penalties.

Call us at **831-464-6464** and let us help you get started on your VA loan today! Apply on line at our website.

[www.countrysidefinancial.com](http://www.countrysidefinancial.com)

### Appraisals and Inspection

→ Are VA appraisals extremely critical of the condition of the property

No, the VA controls the process of assigning a randomly selected appraiser in your area who has taken the necessary requirements to become a VA approved appraiser. These appraisers will not only appraise or give an approximate value of the property but also look for major repairs that could come up within the next 2 years or possible safety hazards. If such problems are identified it is up to the seller to make the necessary repairs before financing can be obtained. However, in our experience almost all sellers are receptive to the repairs requests by the VA appraisers.

→ Is the VA appraisal the same as a home inspection?

No, the appraiser is not an inspector. VA does not guarantee the condition of the house you are buying. VA guarantees only the loan. If you have any doubts about the condition of the house which you are buying, it is in your best interest to seek expert advice before you legally commit yourself in a purchase agreement. Particularly with a previously occupied house, most sellers and their real estate agents are willing to permit you, at your expense, to arrange for an inspection by a qualified residential inspection service. Also, most sellers and real estate agents are willing to negotiate with you concerning repairs to the property. Steps of this kind can prevent many later problems, disagreements, and major disappointments.

→ Which inspections are required for VA home loans?

A termite inspection is required for most VA mortgages in most areas but not all. In most cases where properties in rural locations don't have access to public drinking water and use a well, the well will need to be inspected. An additional inspection will be needed if the VA appraiser has a concern about a particular item such as the foundation after he/she inspects the property.

**→ If the appraised value of the house I'm purchasing is lower than the amount I agreed to pay for the house, is there any way I can still buy it?**

You have three options:

1. You can renegotiate the purchase price down to the appraised value of the home.
2. You can pay the difference between the selling price and the appraised value yourself, since the loan amount cannot exceed the appraised value plus the funding fee.
3. If you believe there is an error in the appraisal, you can ask the local VA office to review it. Be sure to specifically identify where you believe the appraisal is in error and why.

#### **Credit Concerns and Bankruptcy**

**→ What kind of credit scores do I need to have in order to qualify for a VA home loan?**

VA mortgages are not credit score driven. However, it is up to the appropriate VA lender to review all past credit history especially the within the last 12 months when considering loan approval. Special consideration is given to those with a lack of sufficient credit. Often times VA lenders are allowed to recognize monthly payments made to non traditional trade lines such as utility bills, cell phone bills, renters and auto insurance that don't often report to the 3 credit bureaus. Our team has extensive experience approving veterans borrower's with less than perfect credit. To get started apply now for at [www.countrysidefinancial.com](http://www.countrysidefinancial.com) and see how easy it can be to get approved for a VA loan.

**→ I've had a recent Chapter 7 Bankruptcy (liquidation of assets). How long do I need to wait before I'm eligible for the VA home loan?**

Generally, with a Chapter 7 bankruptcy the VA loan requires 2 years from the discharge date of the Bankruptcy before financing becomes available. There are, however, certain uncontrollable circumstances such

**Is there anything I can do now that my Chapter 7 bankruptcy has been discharged to help me get a VA home loan once my 1 or 2 years are up?**

As VA specialists we strongly recommend after the bankruptcy has been discharged to mail in a full copy of your discharge paperwork with all of the appropriate schedules to all three credit bureaus. Often time some of the accounts included in the bankruptcy won't reflect that they were discharged accurately. We suggest you start by pulling your credit reports through [www.annualcreditreport.com](http://www.annualcreditreport.com). This central site allows individuals to request a free credit report, once every 12 months from each of the nationwide

consumer credit reporting companies: Equifax, Experian and TransUnion. You may also call us at 831-464-6464 for a complete, merged report from all three bureaus and a free consultation. The cost is \$15 for the report. This is a very “easy to read report” with very valuable contact information on all creditors. We also recommend reestablishing your credit if you have not already done so. Even after your cooling off period is up you still will need to show VA lenders that you can make your payments on time.

→ I’ve had a recent Chapter 13 Bankruptcy (rehabilitation with a payment plan). How long do I need to wait before I’m eligible for the VA home loan?

A veteran may be eligible for a VA mortgage while in the chapter 13 bankruptcy; but will need to have at least made 12 on time payments and have approval for the loan by the court trustee.

→ I’m currently enrolled in a debt consolidation program or Consumer Credit Counseling Services (CCCS). How long do I need to wait before I’m eligible for the VA loan?

VA stance on CCCS is similar to a Chapter 13 bankruptcy where the CCCS has negotiated with the creditors a repayment plan for their clients. VA requires proof of 12 on time payments and the veteran has approval by their CCCS for the loan before the veteran is eligible for a VA mortgage.

<b>Fees</b>			
<b>Type of Veteran</b>	<b>Down Payment</b>	<b>First Time Use</b>	<b>Subsequent Use for loans from 1/1/04 to 9/30/2011</b>
	None		3.3% *
Regular Military	5% or more (up to 10%)	2.15%	1.50%
	10% or more	1.50%	1.25%
Reserves/National Guard	None		3.3% *
	5% or more (up to 10%)	2.4%	1.75%
	10% or more	1.5%	1.5%
<b>Type of Veteran</b>		<b>Percentage for First Time Use</b>	<b>Percentage for Subsequent Use</b>
Regular Military		2.15%	3.3% *
Reserves/National Guard		2.4%	3.3% *
<b>Type of Loan</b>	<b>Percentage for Either Type of Veteran Whether First Time or Subsequent Use</b>		
Interest Rate Reduction	.50%		
Refinancing Loans	.50%		
Manufactured Home Loans	1.00%		
Loan Assumptions	.50%		

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Manufactured Home Loans	1.00%
Loan Assumptions	.50%

#### General

##### → Can I use the VA home loan more than once?

Yes, you may use the VA home loan as many times as you wish as long as you have enough VA guarantee to insure the next loan. Please note that the VA funding fee for subsequent use may increase. Please reference the VA Funding Fee Table below for more information. In fact, under some circumstances there is a possibility of obtaining two VA mortgages at one time. To get started apply now at [www.countrysidefinancial.com](http://www.countrysidefinancial.com) and see how easy it can be to get approved for a VA loan.

##### → What is the maximum VA mortgage limit?

The VA loan limit changes periodically and normally follows with the conforming limits set by Fannie Mae and Freddie Mac. The current maximum VA loan limit for 100% financing is \$805,000 in Santa Cruz County. Please call 831-464-6464 for other counties in California or email [Donald@countrysidefinancial.com](mailto:Donald@countrysidefinancial.com) with any question. Interestingly, after September 1, 2007 VA lenders have been authorized to go over these conforming limits. However, the veteran borrower is required to contribute a mandatory down payment of at least 25% of the difference borrowed over the current conforming limit. Please note that for any VA mortgage the veteran will still need to credit and income qualify.

##### → How long does the entire VA loan process take?

As a direct VA lender specializing in VA financing we can process your loan start to finish in as little as 1 to 2 weeks. However, every loan is unique and there are instances where the process may take longer.

##### → Are there any restrictions on the type of properties that I can purchase?

The veteran may purchase a Single Family Residence, Townhome, Duplex, and up to a 4-plex for Multi Units. The veteran may also purchase a condominium, but the condominium's organizational documents will need to be registered and approved with the VA before financing becomes available. You may reference the [VA Condo and Builder Search Engine](#).

##### → Can I get a VA home loan with someone who is not my spouse?

A veteran can purchase a home with any individual they choose, but the VA will only guarantee the portion of the loan attributed to the veteran and a spouse. For example, if

the veteran intends to purchase a home with a fiancé prior to marriage and will share the same interest in the property, VA would guarantee half of the loan.

**→ Can I have someone assume my VA home loan?**

A VA loan may be assumable if the person assuming the loan qualifies based on credit and income. Your loan may be assumed by both veterans and non-veterans. As VA specialists we strongly encourage veterans against such actions. If someone other than you were to assume your VA loan it will tie up your guarantee and until the mortgage has been paid in full you will not be able to restore your VA entitlement. Furthermore, if the individual(s) that assumed your VA loan was foreclosed upon you will lose a portion of your VA guarantee until you paid it back.

**→ Can I get a VA mortgage for a home outside of the United States?**

Unfortunately, the law only allows VA to guarantee loans on property in the United States, its territories, or possessions.

**→ If a veteran dies before the VA home loan is paid off, will the VA guaranty pay off the balance of the loan?**

No. The surviving spouse or other co-borrower must continue to make the payments. If there is no co-borrower, the loan becomes the obligation of the veteran's estate. Mortgage life insurance is available but must be purchased from private insurance sources.

**→ I'm currently serving overseas? Can my spouse or another family member purchase or refinance the property on my behalf?**

Yes, as long as the individual signing on your behalf obtains a special, not a general, power of attorney for the specific property you are purchasing that person may close the VA home loan on your behalf. Call us at (831)464-6464 and see how easy it can be to get approved for a VA loan.

**New Home Construction**

**→ Can I use the VA loan to build a home?**

Yes, the VA may be used to finance a newly built home, especially if the builder provides the construction financing. Otherwise you must provide your own construction financing. This type of financing can be more complicated. Please contact us for details.

**→ If I decide to build a home can I be my own contractor?**

Although they are allowed by law, most lenders do not make construction loans for VA home loans, largely due to risks and costs of construction disputes. You can be your own contractor, but you will have to find your own source for construction financing. Once the home is complete, you could then get a VA loan to refinance the construction loan. Funds from the VA loan could also be used to pay off the balance of the loan on the land, provided that the total VA mortgage amount does not exceed the VA reasonable

(appraised) value of the property. The house would be considered an existing home once construction was complete. It would have to meet VA Minimum Property Standards that apply to existing homes.

**→ Is the builder required to offer a warranty on the home?**

VA requires the builder to provide at least a 1 year warranty but most states and local areas also have the same restriction.

**→ Does my builder need to be registered or approved with the VA before closing?**

Yes. If you are considering building new construction or buying a spec home that is less than one year old your builder will need a special ID number. To become registered with the VA and obtain the ID number the builder will need to submit the 3 forms listed below to the VA Regional Loan Center for your state.

1. Equal opportunities employment certificate
2. VA affirmative marketing certificate
3. Identifying and information certificate – Note must be put on builder's own letterhead.

To get started Apply Now for a VA Purchase or VA Refinance and see how easy it can be to get approved for a VA loan. If you are looking for financing with us we'll take care of the builder's required documentation for you

**Payment & Interest Rates**

**→ Do VA loans have a prepayment penalty?**

No. At any time, you have the right to pre-pay any portion/amount of your loan balance without penalty.

**→ Are the VA interest rates different than Conventional Loans?**

Most, but not all of the time VA mortgage interest rates are comparable to conventional mortgage rates with a 20% down payment.

**→ What are the terms available for VA loans?**

The typical VA loan is a fixed rate mortgage amortized over 30 years. If veteran chooses they can also go with a 25, 20, and 15 year mortgage. Most veterans go with fixed rate mortgages but there are also 2 adjustable rate mortgage (ARM) options the 3/1 and 5/1 ARMs. Both the 3/1 and the 5/1 ARMs VA loans are amortized over 30 years.

**→ How do the VA ARMs work?**

The rate is fixed for either a period of 3 or 5 years depending on the type of VA ARM. After the initial fixed rate period is up the loan would then adjust one a year. Each of the

VA ARMs are capped at a 1% adjustment cap per year, and a total lifetime loan cap of 5%. The Margins (fixed component) are usually set at either 2% or 2.5% and the index (variable component) is the average yield on U.S. Treasury Securities adjusted to a constant maturity of one year.

To compute how your rate would simply add the current yield on the One year treasury lets say is 4% to the margin which is 2%. So if your rate were to adjust today is would be equal to a 6% interest rate.

→ **What is Private Mortgage Insurance (PMI) and why is it important to lenders?**

PMI is an insurance policy that insures your lender in case of future loan default. On almost all conventional loans PMI is required when the borrower doesn't have the necessary 20% down payment, or in lieu of PMI the loan is broken up into two higher interest rates mortgages. Typically, PMI is very expensive and is paid on a monthly basis as part of your mortgage loan payment. **VA loans do NOT require monthly PMI payments and may save you several hundred dollars per month.** Please call us for details at (831)464-6464.

→ **If a veteran has trouble repaying the VA loan, what should he or she do?**

It is best to talk with the VA lender as soon as possible to explain why the payments are late and when and how those late payments will be made. If there was a job loss, divorce, or other serious problem, and the regular monthly payments cannot be made, then it may be best to sell the home to avoid foreclosure. VA may be able to assist in arranging a repayment plan or other alternative to foreclosure. VA offers home loan counseling through its 9 Regional Loan Centers (RLCs). Call VA's toll-free number (800-827-1000) to request a call-back from a Loan Service Representative or [click here](#) for the phone number and address of the RLC closest to you.

**Refinance**

→ **Can I use the VA loan to refinance or get cash out on my current mortgage even if it's currently not a VA loan?**

Yes, but VA has specific guidelines when it come to any refinance that's not considered a VA Interest Rate Reduction Refinancing Loan (IRRRL).

1. The VA loan to value limit is 90% of the reasonable value of the property. \*Note the state of Texas has its own cash out rules that may supersede the limits. details
2. A cash-out VA refinancing loan is a VA guaranteed loan which refinances any type of lien or liens against the secured property. The liens to be paid off may be current or delinquent, and from any source. (tax or judgment liens, VA, FHA, or conventional mortgages)
3. An appraisal is required and you must qualify based on income and credit.
4. An appraisal is required and the veteran must qualify based on income and credit.
5. Loan proceeds beyond the amount needed to pay off the liens may be taken as cash by the borrower for any purpose acceptable to the lender.

6. The loan must be secured by the first lien on the property.

→ **What is a VA Interest Rate Reduction Refinancing Loan (IRRRL)?**

**What is a VA Interest Rate Reduction Refinancing Loan (IRRRL)?**

If you are looking to lower your interest rate and your monthly mortgage payment, you may want to consider an IRRRL. You may see it referred to as a “streamline” or a “VA to VA.” Completion of an IRRRL must result in a lower interest rate, except when refinancing an existing VA guaranteed adjustable rate mortgage (ARM) to a fixed rate mortgage. In this particular instance, the rate may increase. Below are some benefits and helpful tips when considering an IRRRL.

1. No appraisal or credit underwriting package is required by VA.
2. A certificate of eligibility is not required.
3. An IRRRL may be done with "no money out of pocket" by including all costs in the new loan or by making the new loan at an interest rate high enough to enable the lender to pay the costs. (Remember: The interest rate on the new loan must be lower than the rate on the old loan unless you refinance an ARM to a fixed rate mortgage).
4. You cannot receive any cash from the loan proceeds.
5. It must be a VA to VA refinance, and it will reuse the entitlement you originally used. You may have used your entitlement by obtaining a VA loan when you bought your house, or by substituting your eligibility for that of the seller, if you assumed the loan.
6. The occupancy requirement for an IRRRL is different from other VA loans. When you originally got your VA loan, you certified that you occupied or intended to occupy the home. For an IRRRL you need only certify that you previously occupied it.
7. The loan may not exceed the sum of the outstanding balance on the existing VA loan, plus allowable fees and closing costs, including a funding fee and up to 2 discount points. You may also add up to \$6,000 of energy efficiency improvements into the loan.
8. No loan other than the existing VA loan may be paid from the proceeds of an IRRRL. If you have a second mortgage, the holder must agree to subordinate that lien so that your new VA loan will be a first mortgage.

**VA Funding Fee Table**

**→ Purchase And Construction Loans**

*Note:* The funding fee for regular military first time use from 1/1/04 to 9/30/04 is 2.2 percent. This figure drops to 2.15 percent on 10/1/04.

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Type of Veteran	Down Payment	First Time Use	Subsequent Use for loans from 1/1/04 to 9/30/2011
Regular Military	None		3.3% *
	5% or more (up to 10%)	2.15%	1.50%
	10% or more	1.50% 1.25%	1.25%
Reserves/National Guard	None		3.3% *
	5% or more (up to 10%)	2.4% 1.75%	1.75%
	10% or more	1.5%	1.5%

**→ Cash-Out Refinancing Loans**

Type of Veteran	Percentage for First Time Use	Percentage for Subsequent Use
Regular Military	2.15%	3.3% *
Reserves/National Guard	2.4%	3.3% *

\* The higher subsequent use fee does not apply to these types of loans if the veteran's only prior use of entitlement was for a manufactured home loan.

**→ Other Types Of Loans**

Type of Loan	Percentage for Either Type of Veteran Whether First Time or Subsequent Use
Interest Rate Reduction Refinancing Loans	.50%
Manufactured Home Loans	1.00%
Loan Assumptions	.50%

**How can I obtain a Certificate of Eligibility?**

As part of the many complimentary services we provide and to help expedite the processing of the COE requests we will **request the COE on your behalf**. We have access to internet based application and can establish eligibility and issue an online COE in a matter of seconds. Not all cases can be processed through application - only those for which VA has sufficient data in their records. If we can not locate the COE initially we

may need to provide the VA with further documentation such as a DD214, Statement of Service, or HUD-1. With our VA applications we have the ability to submit these forms online to help expedite the processing of your COE. If you choose to do it the old fashion way you can also fill out the [VA form 18-1880](#) and mail it to the Winston-Salem, NC Eligibility center.

To jump start your VA loan and eligibility request and apply for either a Purchase or Refinance call (831)464-6464 and we'll get help you get started today!

#### **How do I know if I am eligible to use or reuse a VA loan?**

Listed below are the specific requirements necessary for all members to qualify. Of note, any service member who has been dishonorably discharged will not qualify.

1. **Active Duty Service Personnel** are eligible after serving at least 181 days or 90 days during the Gulf War (8/2/1990 to date yet to be determined) unless discharged or separated from a previous qualifying period of active duty service.
2. **Special Two Year Requirement Period** from 9/7/81 (10/16/81 for officers) until 8/2/1990 require 24 months of continuous active duty or the full period (at least 181 days) for which you were ordered or called to active duty.
3. **War Time** veterans must have at least 90 days on active duty and been discharged under other than dishonorable conditions.
4. **Peace Time** veterans must have served at least 181 days of continuous active duty and been discharged under any reason other than dishonorable conditions.
5. **Selected Reserves or National Guard** unless otherwise eligible must complete a total of at least 6 years as a member of an active unit.
6. **Special Note:** Some veterans may be eligible if they were released from active duty due to an involuntary reduction in force, certain medical conditions convenience of the Government. In addition, some US civilians, surviving spouses, cadets in the military may be eligible for the VA loan. Please contact us with any uncertainty.

#### **What is acceptable proof of military service if we can not issue your COE through out VA applications?**

1. **Active Duty Soldiers**  
If you are still serving on regular active duty, you must obtain a statement of service signed by, or by direction of, the adjutant, personnel officer, or commander of your unit or higher headquarters which identifies you and your social security number, and provides your date of entry on your current active duty period and the duration of any time lost.
2. **Discharged Veterans**  
If you were discharged from regular active duty after January 1, 1950, a copy of DD Form 214, Certificate of Release or Discharge from Active Duty should be included with your VA Form 26-1880. If you were discharged after October 1, 1979, DD Form 214 copy 4 should be included. A PHOTOCOPY OF DD214 WILL SUFFICE.....DO NOT SUBMIT AN ORIGINAL DOCUMENT.

### 3. Selected Reserves or National Guard

If you were discharged from the Selected Reserves or the National Guard, you must include copies of adequate documentation of at least 6 years of honorable service. If you were discharged from the Army or Air Force National Guard, you may submit NGB Form 22, Report of Separation and Record of Service, or NGB Form 23, Retirement Points Accounting, or its equivalent. If you were discharged from the Selected Reserve, you may submit a copy of your latest annual point's statement and evidence of honorable service. Unfortunately, there is no single form used by the Reserves or National Guard similar to the DD Form 214. It is your responsibility to furnish adequate documentation of at least 6 years of honorable service.

If you are still serving in the Selected Reserves or the National Guard, you **must** include an original statement of service signed by, or by the direction of, the adjutant, personnel officer, or commander of your unit or higher headquarters showing the length of time that you have been a member of the **Selected Reserves**. Again, at least 6 years of honorable service must be documented.

→ How can I obtain proof of military service discharge paperwork like a DD214 if I've misplaced it?

Start by filling out the [Standard Form 180](#), Request Pertaining to Military Records, is used to apply for proof of military service regardless of whether you served on regular active duty or in the selected reserves. This request form is NOT processed by VA. Rather, the form is completed and mailed to the appropriate custodian of military service records. Instructions are provided on the reverse of the form to assist in determining the correct forwarding address.

→ What does it mean if I have \$36,000 of entitlement available on my Certificate of Eligibility (COE)?

The \$36,000 listed on the veteran's COE states basic entitlement amount or insurance they are providing to the VA lender. This is not used as a down payment toward your mortgage; it is the amount available for the guaranty of your mortgage. For loans in excess of \$144,000 to purchase or construct a home, additional entitlement up to an amount equal to 25% of the Fannie Mae/Freddie Mac conforming loan limit for a single family home may be available. This loan limit changes yearly. This means that qualified veterans could get a no down payment purchase loan of up to \$417,000, effective January 1, 2006.

→ I have already obtained one VA home loan once before. Can I get another one?

Yes, a veteran borrower's eligibility is reusable depending on the circumstances. Normally, if you have paid off your prior VA loan and disposed of the property, you can have your used eligibility restored for additional use. Also, on a one-time only basis, the veteran is allowed to use their remaining eligibility if their prior VA loan has not been paid off or disposed of the property. In either case, to obtain restoration of eligibility, the veteran must get an updated COE. As part of the complimentary services we provide help to expedite the processing of the COE requests and will apply for the COE on your

behalf. Contact us at [www.countrysidefinancial.com](http://www.countrysidefinancial.com) or call (831)464-6464 for more information. WE ARE TO HELP YOU!

**→ I sold the property I obtained with my prior VA loan on an assumption. Can I get my eligibility restored to use for a new loan?**

In this case the veteran's eligibility can be restored only if the qualified assumer is also an eligible veteran who is willing to substitute his or her available eligibility for that of the original veteran. Otherwise, the original veteran cannot have eligibility restored until the assumer has paid off the VA loan.

**→ My prior VA loan was assumed, the assumer defaulted on the loan, and VA paid a claim to the lender. VA said it wasn't my fault and waived the debt. Now I need a new VA loan but I am told that my used eligibility can not be restored. Why? Or, my prior loan was foreclosed on, or I gave a deed in lieu of foreclosure, or the VA paid a compromise (partial) claim. Although I was released from liability on the loan and/or the debt was waived, I am told that I cannot have my used eligibility restored. Why?**

In either case, although the veteran's debt was waived by VA, the Government still suffered a loss on the loan. The law does not permit the used portion of the veteran's eligibility to be restored until the loss has been repaid in full.

**→ Only a portion of my eligibility is available at this time because my prior loan has not been paid in full even though I don't own the property anymore. Can I still obtain a VA guaranteed home loan?**

Yes, depending on the circumstances. If a veteran has already used a portion of his or her eligibility and the used portion cannot yet be restored, any partial remaining eligibility would be available for use. The veteran would have to discuss with a lender whether the remaining balance would be sufficient for the loan amount sought and whether any down payment would be required. Apply now and get started!

**→ Is the surviving spouse of a deceased veteran eligible for a VA mortgage?**

Yes, the unmarried surviving spouse of a veteran who died on active duty or as the result of a service-connected disability is eligible for the home loan benefit. If you wish to make application for the home loan benefit as a surviving spouse you will need to speak with the VA to issue a certificate of eligibility. In addition, a surviving spouse who obtained a VA home loan with the veteran prior to his or her death (regardless of the cause of death), may obtain a VA guaranteed Interest Rate Reduction Refinance loan.

[NOTE: Also, a surviving spouse who remarries on or after attaining age 57, and on or after December 16, 2003, may be eligible for the home loan benefit. However, a surviving spouse who remarried before December 16, 2003, and on or after attaining age 57, must apply no later than December 15, 2004, to establish home loan eligibility. VA must deny applications from surviving spouses who remarried before December 16, 2003 that are received after December 15, 2004.]

**→ Are the children of a living or deceased veteran eligible for the home loan benefit?**

Unfortunately, the children of an eligible veteran are not eligible for the VA home loan benefit.

