



### **Fed VA Loan Program Summary**

Eligible Properties:	1-4 unit properties, owner occupied only. Borrower must be a qualified veteran. Married couples and surviving spouses also permitted.
Terms:	15 and 30 year fixed
Credit Score:	Lender's discretion. 640 mid-score encouraged.
Loan to Value:	100% financing available (purchase) for eligible Veterans Max 90% LTV for cash-out refinance transactions. IRRL (Interest Rate Reduction Loans) available >90% LTV

### **Common Documentation Requirements**

Member Copy #4 – DD214 or certificate of eligibility  
Most recent paystub  
W2s from most recent 2 years  
Bank Statements (latest 2 months)  
Retirement account statement  
Social Security or Pension Award letter(s)  
Most recent 2 years Federal Tax Returns (self-employed or commissioned borrowers)  
Divorce decree and marital settlement agreement (if applicable)  
Bankruptcy discharge papers (if applicable)

\*\*\* Additional documentation and information may be required.

\*\*\* Gateway Mortgage Corporation reserves the right to alter, edit, and change these requirements at any time. Loan approval based on lender's discretion at all times. This document does not constitute a loan commitment and is intended for informational purposes only.