

# Thursday Afternoon Agenda and PowerPoint Slides

**April 13, 2017**

1:30	Scorecards	Greg Nelms, Kent Koehler
2:30	Break	
3:05	Lender Site Visits	Dreama Walker, Greg Nelms
3:35	Interest Rate Reduction Refinancing Loan Worksheet – Policy Clarification	Jeff Wilson
3:50	Open Forum	John Bell III, Chiefs
4:50	Closing Remarks	Mark Connors



## The Lender Scorecard

Kent Koehler, Loan Production Officer, St. Paul RLC  
 Greg Nelms, Chief, Loan Policy, VA Central Office

Veterans Benefits Administration



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## CY16 National Scorecard

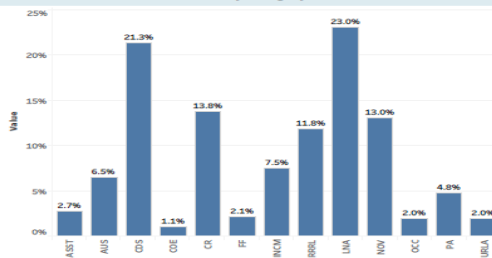
### National Scorecard Loans Guaranteed CY 2016

Purchase	IRRRL	Cash-Out	Grand Total
364,260	280,728	148,569	793,557

Review Summary	National
Loans Reviewed	23,204
Loans Reviewed %	2.9%
Loans w/ a Deficiency	14,156
Loan Deficiency %	61.0%
Avg. File Received Days	11.9
Incomplete File Req Total	1,263
Incomplete File Req %	5.4%
Total Non-Compliant	991
Currently Non-Compliant	265

Loan Statistics	National
Avg. Age	50
Avg. Credit Score	713
Avg. Debt to Income Ratio	39.1%
Avg. Gross Income	\$7,225
Avg. Residual Income	\$2,794
Avg. Interest Rate	3.512%
Avg. Loan Amount	\$255,846
Avg. Total Assets	\$27,972
Avg. Appraiser Timeliness (BUS DAYS)	8.0
Avg. SAR Timeliness (BUS DAYS)	3.3
Avg. CAL Days - Appr. Req. to NOV issue	18.0
Prior Approval Loans	3,215
Prior Approval %	0.4%
Closed to Guaranteed - Avg. CAL Days	26.9
Closed to Guaranteed > 60 CAL Days	36,713
Closed to Guaranteed > 60 CAL Days %	4.6%

### Lender Deficiencies by Category - % of Reviews



### National Interest Rate by Month



### AUS Statistics

	Loans	AUS Total	AUS Approve	Nat'l Avg Approve %	AUS Refer	Nat'l Avg Refer %
Purchase	364,260	357,044	339,729	95.2%	17,315	4.8%
Cash-Out	148,569	145,851	138,617	95.0%	7,234	5.0%



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# CY15 National Scorecard

## National Overview

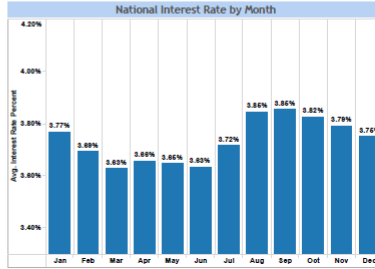
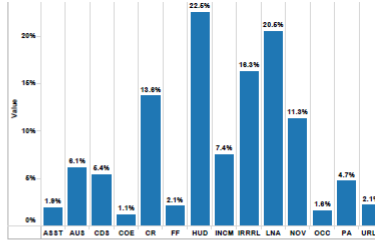
Purchase	IRRRL	Cash-Out	Grand Total
326,166	183,843	119,079	629,088

## Review Summary National

Loans Reviewed	32,955
Loan Review %	5.2%
Loans with Deficiencies	21,450
% of Loans Reviewed with Deficiencies	65.1%
Avg. Calendar Days to Submit Loan File to VA	11
Reviews Completed w/ Incomplete File Letter(s) Sent by VA	1,999
% Reviews Completed w/ Incomplete File Letter(s) Sent	6.1%
Avg. Calendar Days - Review Completed to Final VA Response	38.6
Total Reviews Marked Non-Compliant	846

## Loan Statistics National

Debt to Income Ratio	35%
Credit Score	713
Gross Income	\$7,140
Residual Income	\$2,769
Interest Rate	3.734%
Loan Amount	\$24,395
Assets	\$27,145
Average Age	48



# 2014 National Scorecard

## VA Lender Report Card April 2014 to Present

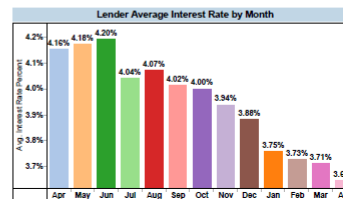
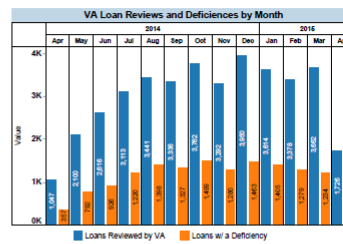
Loan Originations	Purchase	IRRRL Refi	Cash-Out Refi
563,967	303,149	162,447	98,371

## VA Review Measures Nat'l Total

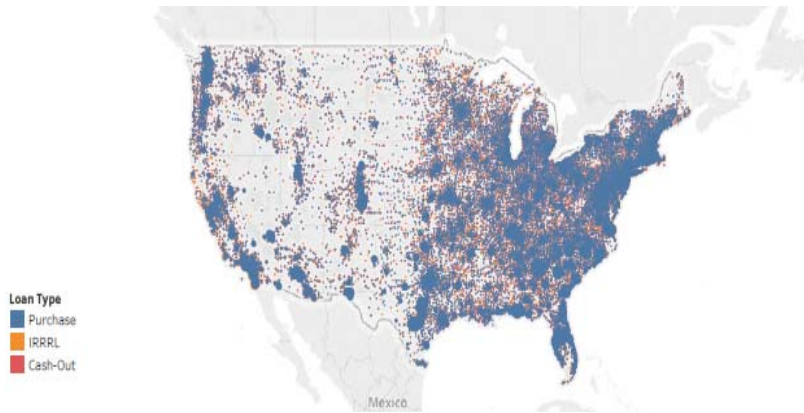
Loans Reviewed by VA	36,037
Percent of Total Volume Reviewed	7.0%
Loans w/ a Deficiency	14,783
Deficiency Percent	37.9%
Avg Deficiency Response Time (Days)	28.1
Loans w/ a HUD1 Deficiency	11,371
HUD1 Deficiency %	29.1%
Loans w/ an NOV Deficiency	5,150
NOV Deficiency %	13.1%
Loans w/ a Funding Fee Deficiency	581
Funding Fee Deficiency %	1.5%

## Loan Statistics Nat'l Avg

Debt to Income Ratio	38.6%
Credit Score	713
Loan Amount	\$237,541
Interest Rate	3.59%
Residual Income	\$2,732
Gross Income	\$7,055
Age (Years)	48
Assets	\$28,693



# The National Map



Loan Type  
 Purchase  
 IRRRL  
 Cash-Out

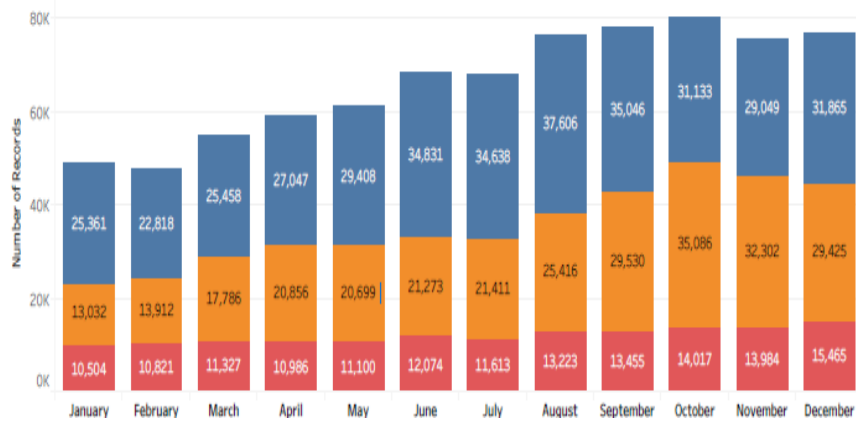
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# The National Origination Timeline



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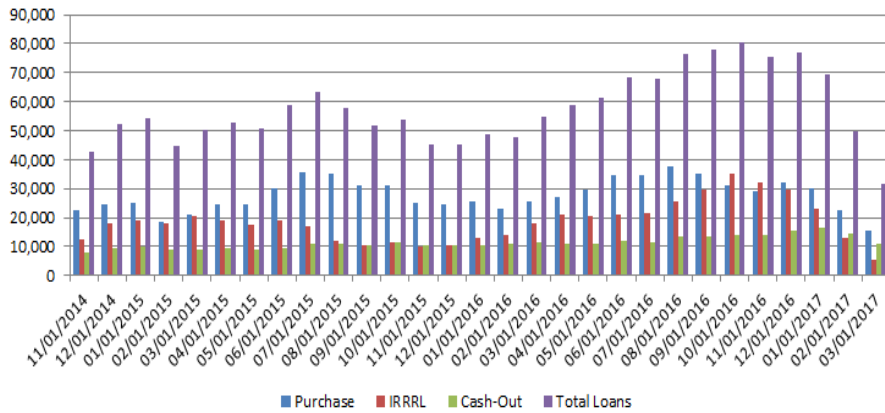
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# Recent History

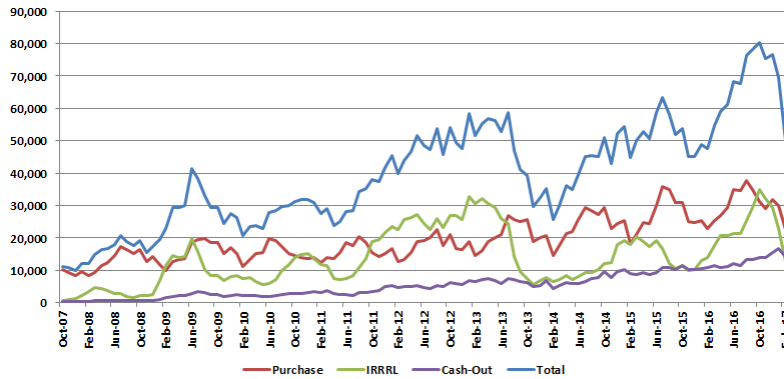
## Loan Origination Detail



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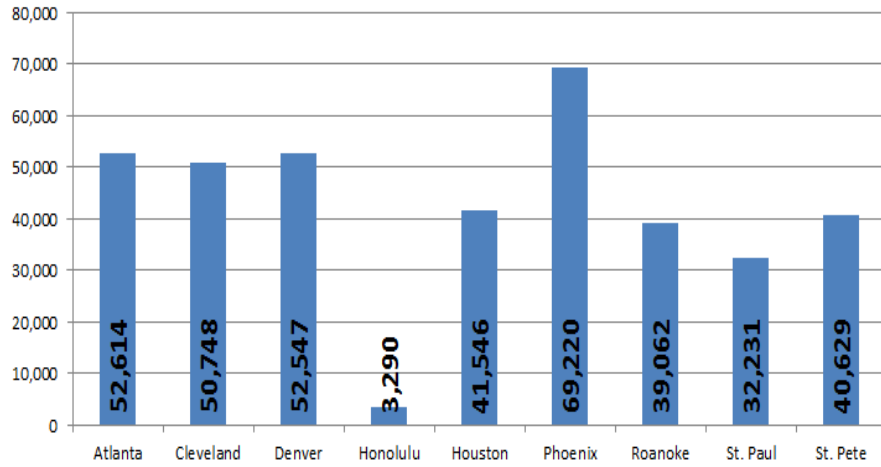
# Recent History

## VA Loans Guaranteed by Month



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## FY17 by RLC



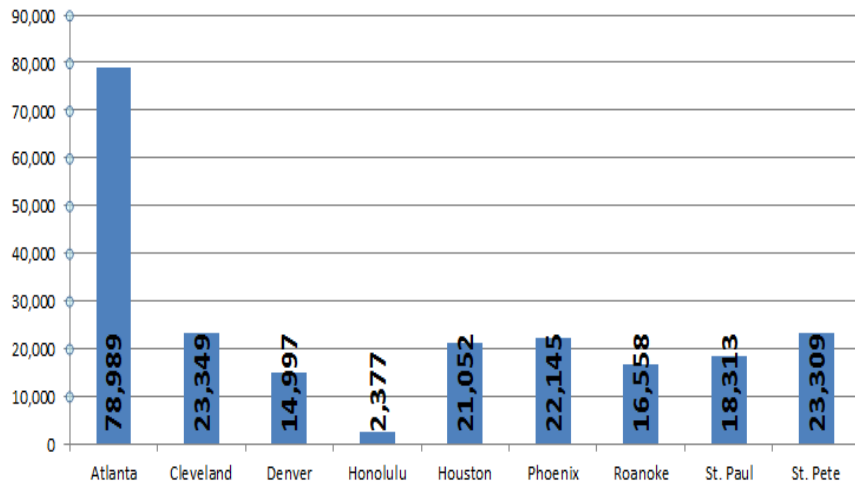
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## FY17 COE by RLC



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Questions?

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Thank  
you



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## Loan Policy/Monitoring Unit

Greg Nelms  
Chief, Loan Production

Dreama Walker  
Chief, Monitoring Unit

Veterans Benefits Administration



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## Operational Audit

- Pre-Audit Work by Auditors
- Quality Control (QC)
- SARS/Underwriters
- Declined Loans and Non-compliant files
- Marketing Materials
- Workload/Training/Branch Offices/etc.



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# Audit Timeline

- Initial Contact – 45-calendar days prior to site visit
- Auditors review pre-audit documentation
- Administrative Contact – 7-calendar days prior to visit via email
- Requested Documentation Due – within 3-calendar days of email
- Site Visit (Monday-Wednesday)
- Documents/Comments/Response Due – 7-calendar days from exit briefing



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DEPARTMENT OF VETERANS AFFAIRS  
Loan Guaranty Service  
810 Vermont Avenue, SW  
Washington, DC 20420

April 13, 2017

Jane Doe  
President  
ABC Mortgage Corporation  
123 Any Street  
Any Town, USA, XXXXXX-XXXX

In Reply Refer to: 12120AC  
T2017-01X

Dear Mrs. Doe:

Some of the processors we reviewed in our recent audit did not adhere to the Department of Veterans Affairs (VA) guidelines. Your final report is enclosed with details of our findings and the necessary corrective action.

We appreciate your participation in the VA Home Loan Guaranty program and the service you provide to our Veterans, their families, and survivors. Please convey this message to your staff.

Sincerely,

Jeffrey F. London  
Director  
Loan Guaranty Service

Enclosure:

Final Report #T2017-01X

cc:

VA Regional Loan Centers



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Final Report  
T2017-0XX  
LOAN GUARANTY SERVICE  
Monitoring Unit  
ABC Mortgage Corporation  
December 5-6, 2017



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LOAN GUARANTY SERVICE  
FINAL REPORT #T2017-0XX  
ABC MORTGAGE CORPORATION (ABC)

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## EXECUTIVE SUMMARY

Action Items Four	
<b>Open Action Item 1</b>	ABC was not meeting the requirements found in the VA Lender's Handbook, Chapter 1, Topic 10e, Element of a QC plan - Adequate Sleep
<b>Open Action Item 2</b>	ABC was not meeting the requirements found in the VA Lender's Handbook, Chapter 1, Topic 10e, Element of a QC plan - Corrective Action by Management
<b>Open Action Item 3</b>	ABC was not meeting the requirements found in the VA Lender's Handbook, Chapter 1, Topic 10f, Element of a QC plan - Deficiencies Reported to VA
<b>Open Action Item 4</b>	ABC was not meeting the requirements found in the VA Lender's Handbook, Chapter 1, Topic 10b, Element of a QC plan - Only Authorized Person Process Loans

### Documentation/Files Reviewed:

- 20 - Quality Control (QC) Loans
- 10 - LAPP QC Loans
- 12 - Divided Loans
- 5 - VA-Specific Marketing Materials

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## INTRODUCTION

Loan Guaranty Service's Monitoring Unit (MU) audited the loan origination practices of ABC, a mortgage lender operating within the jurisdiction of the VA Regional Loan Center (RLC) in Any Town, USA. Team leader, John Doe, was accompanied by Elmer Fuzz, both of whom are loan specialists with the MU. We appreciate the lender's cooperation with the auditors. The Loan Guaranty Officers at our RLCs were also advised of our findings.

### What is the Background Information for the Audit?

ABC is a supervised lender owned by Any Bank. The home office is located at 123 Any Street, Any Town, USA. ABC has 17 branch offices nationwide.

Through November of fiscal year 2017, ABC originated 1,200 VA loans with an average loan amount of \$200,000. Included in these numbers were 100 Interest Rate Reduction Refinance Loans (IRROFLs) with an average loan amount of \$200,000. We appreciate ABC's participation in the VA Home Loan program and its work in extending the benefit to our Nation's Veterans.

### What is the Purpose of the Audit?

During December 5-6, 2017, the MU conducted an audit at the office of ABC for the purpose of testing the design and effectiveness of controls pertaining to the VA Home Loan program. The audit also tested ABC's compliance with applicable laws, regulations, policies, and procedures that have direct material impact on the VA home loan benefit. The audit was conducted in accordance with generally-accepted government auditing standards.

### What is the Scope and Methodology of the Audit?

The information contained in this report was collected through a review of relevant documents, interviews, and visual inspections of ABC's loan origination and LAPP processes and procedures. The scope of the audit procedures includes, but is not limited to, the following major areas:

- Origination QC Plan (20 loans reviewed)
  - Independent review function
  - Source (100% or statistical sampling method)
  - Evidence of QC audits and results
  - Management notification of QC results
  - VA notification of deficiencies
  - Evidence of corrective action plans
  - Communication of results to employees

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- Authorized persons
- VA funding fees paid timely (15 days)
- Most recent loans reviewed (provide a complete file of previous five cases)
- Policy maintenance and use of latest VA procedures
- **LAPP Authority QC Plan (10 loans reviewed)**
  - Review of VA fee panel approach
  - Independent review function (internal/external)
  - Scope (5% of cases processed monthly)
  - QC review data
  - Management notification of QC results
  - Policy maintenance and use of latest procedures
  - Review of fee panel appraisers
  - Corrective action plan
  - Complete list of cases for previous review cycle
- **Automatic Authority**
  - Working capital
  - Financial statements
  - Line of credit
  - Designated liaison officer
  - List of branch offices
  - Agent (see VA Pamphlet 26-7, Chapter 1, section 7)
- **Outstanding RLC Deficiencies (None)**
  - All non-compliant fees and supporting documentation
  - Additional evidence as requested by the MJRLC
- **Declined VA Loans (10 loans reviewed)**
  - Justification
  - Supporting documents
- **Marketing Materials (0 documents reviewed)**
  - Lender does not currently have VA-specific marketing materials
  - Lender websites
    - Procedures
    - Accurate and current with VA home loan information
    - Maintenance
    - Functionality

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- Social media sites
  - Procedures
  - Accurate and current with VA home loan information
  - Maintenance
  - Functionality
- **Workload Management Plans**
  - Organizational chart
  - Workload management plans (if available)
- **Training Material**
  - As requested by the lender
  - As determined necessary by VA review
- **Certificate of Eligibility**
  - Procedures
  - Barriers
- **Customer Service**
  - Communication of Customer Service Standards
  - Complaint Resolution
- **Company Trends and/or Accomplishments**
- **Status of Corrective Action Plans**

The MJ selected samples of transactions from each of the processes identified above, for the period of December 1, 2016, through December 1, 2017, to verify whether key controls were properly designed and operating effectively.

**What Major Deficiencies Were Noted in Previous Audits?**

This is the first VA audit conducted.

**What Action Is Required in Response to this Report?**

The MJ will conduct a minimum of one follow-up in the first 90-calendar days from the date of this report, and additional follow-up until the MJ determines that there is reasonable assurance ABC will remain compliant.

We appreciate the cooperation and professional courtesy extended to our staff during our audit. Should you have any questions or concerns regarding this report or other matters related to our audit, please contact Mr. John Doe at [john.doe@vba.gov](mailto:john.doe@vba.gov) or (815) 625-XXXX.

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ORGANIZATION

Key Personnel

POSITION	NAME	EMAIL
President	Jane Doe	jdoe@ABC.com
Executive Vice President	John Smith	jsmith@ABC.com
Point of Contact	Jane Smith	jsmith@ABC.com

SUMMARY OF FINDINGS

**Open Action Item 1** ABC was not meeting the requirements found in the VA Lender's Handbook, Chapter 1, Topic 10c, Elements of a Quality Control (QC) Plan - Adequate Scope.

**Criteria Reference** MCL 7, Chapter 1, Topic 10c.

**Requirement** For each branch office that originates VA loans, an on-site branch office review should be conducted by the lender at least once annually.

**Sampling Methodology & Data Source** ABC's QC plan was reviewed for compliance with the above referenced requirement. On-site training was provided.

**Results of the Finding** ABC conducts annual reviews of its branch offices; however, the requirement was not stated in the lender QC plan.

**Impact** Failure to document and uphold quality reviews of branch offices could result in inadequate review and oversight of major end-products and key work processes.

**MU Recommendations** ABC should refer to the VA Lender's Handbook, Chapter 1, Topic 10c, Adequate Scope, and incorporate information regarding the requirement that all branch offices which originate VA loans are reviewed at least once annually. Upon completion, submit evidence to VA for review.

**Management's Response** ABC concurs and has agreed to incorporate information regarding the requirement that all branch offices which originate VA loans are reviewed at least once annually in its lender QC plan and submit the plan to VA for review.



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**MU Follow-up Plan** The MU will conduct a minimum of one follow-up in the first 60-calendar days from the date of this report, and additional follow-up until the MU determines that there is reasonable assurance ABC will remain compliant.

**Is This a Repeat Finding?** N/A

CONCLUSION

The MU identified four open action items. The MU will follow up on the action items with ABC to ensure it is meeting its requirements.

We would like to thank you for your participation in the VA Home Loan program and your work in extending this benefit to our Nation's Veterans.



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## Most Common Errors – QC Plans

Lender Handbook (26-7) Chapter 1: The Lender, Section 15 - Elements of a QC Plan. This policy requires certain provisions MUST be included in the lender's QC plan.

### Common Findings:

- **Section 15, c: Adequate Scope** (Scope of audits or reviews be not less than 10% of all VA guaranteed mortgages, or if the volume exceeds 140 cases annually, a statistical sample of the total annual volume)
- **Section 15, d: Management Notification** (The QC plan must provide for written notification of deficiencies cited as a result of audits or reviews at least quarterly to the lender's senior management)



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## Quality Control - continued

- **Section 15, e: Corrective Action by Management** (Employees be held accountable for performance failures or errors, and where patterns of deficiencies have been identified, corrective instructions be provided to all relevant employees, and file levels deficiencies must be cured)
- **Section 15, f: Deficiencies Reported to VA** (Require prompt reporting of any violation of law or regulation, false statements or program abuses by the lender, its employees or any other party to the transaction to the VA office of jurisdiction, and provide for furnishing audit or review findings to VA on demand) – Reported to RLC LGO/ALGO (*Avoid reporting overlay deficiencies and report only VA guideline deficiencies*)
- **Section 15, i: Review of Loans** (The QC plan must provide for the following on loans selected for review: Review of loans within 90 days of loan closing, written re-verification of borrower's employment, deposits, and all sources of funds, reordering of a new credit report from another credit source)



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## Most Common Errors - LAPP QC Plans

Lender Handbook (26-7) Chapter 1: The Lender, Section 15 - Elements of a QC Plan Section 15, C (For lenders participating in LAPP, reviews include the QC procedures)

QC plans **MUST** outline any LAPP QC procedures. Per Lender Handbook Chapter 13, section 1, every appraisal made for VA purposes **must** be reviewed by the lender's VA authorized staff appraisal reviewer (SAR) under the Lender Appraisal Processing Program (LAPP) in order to:

- Confirm that the photographs accurately reflect the appraiser's description of the subject and comparable properties



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## LAPP QC - continued

- Verify that the appraisal report is fully complete, clear and prepared according to industry-accepted appraisal techniques and VA instructions
- Determine that the appraiser's methodology is appropriate and that the appraiser's conclusions are consistent, sound, supportable, logical, and based upon data in the appraisal report
- Determine, through use of reasonably available information, that the appraiser's value recommendation and other conclusions are consistent with those in similar cases recently processed
- Identify all property-related conditions and requirements that must be satisfactorily resolved before the property can become the security for a VA guaranteed loan
- Issue a Notice of Value



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## Thank You!!!

Thank you for helping us provide  
this important benefit to our  
Nation's Veterans!!!







## VA Form 26-8923

Jeff Wilson, Loan Guaranty Officer - Phoenix

Veterans Benefits Administration

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### VA Circular 26-17-XX

#### Policy Clarification for VA Form 26-8923

##### Line 1 specifics:

- This is limited to the precise calculation from the payoff statement including:
  - Principal balance
  - Accrued interest to the actual date of payoff
  - Recording charge or statement fee
  - Other charges related to the payoff
- Plus any energy efficient improvements

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## VA Circular 26-17-XX

### Policy Clarification for VA Form 26-8923

#### Line 2 specifics:

- This line is for a true principal reduction only.
- In cases where the borrower has the desire to reduce the loan and brings funds to close, use this block to reduce the total in Line 3.
- This line is not used to correct for any excess discount points that cannot be financed.

## VA Circular 26-17-XX

### Policy Clarification for VA Form 26-8923

#### Line 5 specifics:

- This line is only for discount points that will be financed with the new IRRRL loan.
- No more than 2 discount points can be financed.
- In cases where the borrower has the desire to pay more than 2 discount points (within market norms) the excess is not included on this form.

## VA Circular 26-17-XX

### Policy Clarification for VA Form 26-8923

#### Line 8 specifics:

- Other allowable closing costs on this line must be calculated from line J of the LE minus the following:
  - Greater of Line 5 or total discount points listed in section A from the TRID LE
  - Other closing costs not allowed (over 1%)
  - Line 6 (origination fee)
  - Line 7 (funding fee)
- Total of line 8 must be calculated correctly from the TRID LE.

## VA Circular 26-17-XX

### Policy Clarification for VA Form 26-8923

#### Line 11 specifics:

- Line 11 will be the lesser of:
  - TRID LE discount points from section A
  - The same percentage from Line 5
- Line 11 must be calculated correctly or a refund may be required after closing on VA review.

## VA Circular 26-17-XX

### Policy Clarification for VA Form 26-8923

- The remainder of the form is self evident and no different than in the past.
- If you have a corrected LE that results in a changed circumstance to line J, then you must recalculate the 26-8923 at that time.
- The 26-8923 must match the LE as this is what will establish the maximum allowable loan.

## VA Circular 26-17-XX

### Policy Clarification for VA Form 26-8923

#### Closing Cost Details

Loan Costs		Other Costs	
<b>A. Origination Charges</b>	<b>\$3,763</b>	<b>E. Taxes and Other Government Fees</b>	<b>\$277</b>
2% of Loan Amount (Points)	\$2,960	Recording Fees and Other Taxes	\$277
Origination Fee	\$1,203	Transfer Taxes	\$0
<b>Calculation for 26-8923 line 8</b>		<b>F. Prepays</b>	<b>\$8</b>
	\$8,526	Homeowner's Insurance Premium ( months)	
	-2,560	Mortgage Insurance Premium ( months)	
	-1,203	Prepaid Interest (\$7.89 per day for 1 days @2.250 %)	\$8
	- 637	Property Taxes ( months)	
	- 60		
	- 150		
	33,910		
<b>B. Services You Cannot Shop For</b>	<b>\$705</b>	<b>G. Initial Escrow Payment at Closing</b>	<b>\$1,985</b>
Credit Report	\$60	Homeowner's Insurance \$108.82 per month for 11 mo.	\$1,196
Flood Certification	\$18	Mortgage Insurance per month for mo.	\$787
VA Funding Fee	\$637	Property Taxes \$262.31 per month for 3 mo.	\$787
		<b>H. Other</b>	<b>\$0</b>
<b>C. Services You Can Shop For</b>	<b>\$1,798</b>	<b>I. TOTAL OTHER COSTS (E + F + G + H)</b>	<b>\$2,270</b>
Title - Borrower CPL Fee	\$20	<b>J. TOTAL CLOSING COSTS</b>	<b>\$8,526</b>
Title - Lender's CPL Fee	\$40	D + I	\$8,526
Title - Lender's Title Insurance	\$508	Lender Credits	
Title - Settlement Fee	\$150		
Title - Title Endorsement 5-06 - Planned Unit	\$50	<b>Calculating Cash to Close</b>	
Title - Title Endorsement 6-06 - Variable Rate	\$75	Loan Amount	\$127,865
Title - Title Endorsement 9-06 - Restrictions.	\$150	Total Closing Costs (J)	-\$8,526
Title - Title Endorsement OH/ALTA 8.1-09 -	\$50	Estimated Total Payoffs and Payments	-\$120,335
Title - Title Examination	\$669	<b>Estimated Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>\$876</b>
<b>D. TOTAL LOAN COSTS (A + B + C)</b>	<b>\$6,256</b>	Estimated Closing Costs Financed (Paid from your Loan Amount)	\$7,650

# VA Circular 26-17-XX

## Policy Clarification for VA Form 26-8923

### INTEREST RATE REDUCTION REFINANCING LOAN WORKSHEET

**PRIVACY ACT NOTICE:** VA will not disclose information collected on this form to any source other than what has been authorized under the Privacy Act of 1974 or Title 38, Code of Federal Regulations 1.57 for routine uses (i.e., to a member of Congress inquiring on behalf of a veteran) as identified in the VA system of records, MVADE, Loan Guaranty Home, Condominium and Manufactured Home Loan Applicant Records, Specially Adapted Housing Applicant Records, and Vendor Loan Applicant Records - VA, and published in the Federal Register. Your obligation to respond is voluntary; however, failure to complete the form could result in your making a loan in excess of the allowable amount.

**RESPONDENT BURDEN:** This information is needed to help you determine the appropriate amount of the VA-guaranteed loan you intend to process. Title 38, United States Code, allows us to ask for this information. We estimate that you will need an average of 10 minutes to review the instructions, find the information, and complete this form. VA cannot conduct or sponsor a collection of information unless a valid OMB control number is displayed. You are not required to respond to a collection of information if this number is not displayed. Valid OMB control numbers can be located on the OMB Internet Page [www.reginfo.gov/public/do/PRAMain](http://www.reginfo.gov/public/do/PRAMain). If desired, you can call 1-800-327-1600 to get information on where to send comments or suggestions about this form.

NOTE - Submit this form when requesting guaranty on an Interest Rate Reduction Refinancing Loan. VA LOAN NUMBER  
14-14-6-0000000

SECTION I - INITIAL COMPUTATION		
LINE NO.	ITEM	AMOUNT
1.	EXISTING VA LOAN BALANCE (PLUS COST OF ENERGY EFFICIENT IMPROVEMENTS)	\$ 120,350.89
2.	SUBTRACT ANY CASH PAYMENT FROM VETERAN	-
3.	<b>TOTAL</b>	\$ 120,350.89
SECTION II - PRELIMINARY LOAN AMOUNT		
4.	ENTER TOTAL FROM LINE 3	\$ 120,350.89
5.	ADD <u>2.00</u> % DISCOUNT BASED ON LINE 4	+ 2,407.02
6.	ADD <u>1.00</u> % ORIGINATION FEE BASED ON LINE 4	+ 1,203.51
7.	ADD <u>0.50</u> % FUNDING FEE BASED ON LINE 4	+ 601.75
8.	ADD OTHER ALLOWABLE CLOSING COSTS AND PREPAIDS	+ 3,916.00
9.	<b>TOTAL</b>	\$ 128,479.17



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# VA Circular 26-17-XX

## Policy Clarification for VA Form 26-8923

### SECTION III - FINAL COMPUTATION

10.	ENTER TOTAL FROM LINE 9	\$ 128,479.17
11.	ADD <u>2.00</u> % DISCOUNT BASED ON LINE 10	+ 2,569.58
12.	<b>SUBTOTAL</b>	= 131,048.75
13.	SUBTRACT AMOUNT SHOWN ON LINE 5	- 2,407.02
14.	<b>SUBTOTAL</b>	= 128,641.74
15.	SUBTRACT AMOUNT SHOWN ON LINE 7	- 601.75
16.	<b>SUBTOTAL</b>	= 128,039.98
17.	ADD <u>0.50</u> % FUNDING FEE BASED ON LINE 16	+ 640.20
18.	<b>TOTAL - MAXIMUM LOAN AMOUNT</b>	\$ 128,680.18

NOTE: \* MAXIMUM LOAN AMOUNT MAY BE ROUNDED OFF, BUT MUST ALWAYS BE ROUNDED DOWN TO AVOID CASH TO THE VETERAN. ROUND-OFF AMOUNTS OF LESS THAN \$50 DO NOT REQUIRE RECOMPUTATION.

DATE	NAME OF LENDER	SIGNATURE AND TITLE OF OFFICER OF LENDER

VA FORM 26-8923 JUN 2009

EXISTING STOCKS OF VA FORM 26-8923, SEP 2008, WILL BE USED.



U.S. Department of Veterans Affairs



Questions?

Veterans Benefits Administration



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Thank  
you



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