



VA Cash Out Comparison Certification

PROPOSED REFINANCE LOAN

Sections I through III should be completed within 3 business days of the loan application. Please note that the information provided in these sections represent an **estimate** of the refinance loan and its impact.

Section I – PROPOSED REFINANCE LOAN COMPARISON

(This section to be completed by the Lender. Please refer to instructions for more information.)

Loan Application Date: _____

	Existing Loan	Proposed Loan	Estimated Impact of Refinance
VA Loan Number (LIN)	_____	_____	
Loan Balance	\$ _____	\$ _____	\$ _____
Monthly Payment	\$ _____	\$ _____	\$ _____
Remaining Term (months)	_____	_____	_____
Loan Type	_____	_____	N/A
Interest Rate	_____ %	_____ %	_____ %
Total of the Remaining Scheduled Payments	\$ _____	\$ _____	\$ _____
Loan-to-Value Percentage	_____ %	_____ %	_____ %
Home Equity Remaining	\$ _____	\$ _____	\$ _____

Section II – NET TANGIBLE BENEFIT FOR PROPOSED REFINANCE LOAN

(This section to be completed by the Lender. Please refer to instructions for more information.)

To the best of my knowledge, I, _____, have determined that the proposed refinance loan outlined in Section I meets the following net tangible benefits (check all that apply):

- The new loan eliminates monthly mortgage insurance, whether public or private, or monthly guaranty insurance
- The term of the new loan is shorter than the remaining term of the loan being refinanced by at least 6 months
- The interest rate on the new loan is lower than the interest rate on the loan being refinanced by at least 0.125% with no discount points
- The P&I payment on the new loan is lower than the P&I payment on the loan being refinanced by at least 1% (i.e. current P&I payment \$2500, new payment must be at least \$25 [1%] lower)
- The new loan results in an increase in the borrower's monthly residual income by at least 1% of the total qualifying income (i.e. monthly qualifying income \$5000, residual must increase by \$50 [1%])
- The new loan refinances an interim loan to construct, alter, or repair the home
- The new loan amount is equal to or less than 90 percent of the reasonable value of the home
- The new loan refinances an adjustable rate mortgage to a fixed rate loan

Section III – BORROWER CERTIFICATION FOR PROPOSED REFINANCE LOAN

I/We hereby certify that I/we understand the estimated effect the proposed refinancing has on my loan balance, payments, interest rate, term, total payback of payments, and remaining equity in my home should I/we accept a refinance loan.

Borrower: _____

Date: _____

Co-Borrower: _____

Date: _____