



VA Manual Underwriting Guidelines

- 620 FICO on purchases, 660 FICO on cash-out refinances
- Max DTI 45%
- 120% of residual income
- 24-month rent / mortgage history
 - 0 x 30 in last 12 months
 - 1 x 30 in last 24 months
- LOX for any derogatory credit
- LOX for any employment gaps > 30 days
- 3 trade lines with 12 months of history
- No non-traditional credit
- Payment shock < \$100 or 5%
- Reserves
 - 1 month for a 1-unit property
 - 3 months for 2–4-unit property
- Comp Factors
 - Excellent credit history
 - Conservative use of consumer credit
 - Minimal consumer debt
 - Long-term employment (current employer 2+ years)
 - Significant liquid assets
 - Sizeable down payment
 - The existence of equity in refinancing loans
 - Little or no increase in shelter expense
 - High residual income
 - Military benefits
 - Satisfactory homeownership experience
 - Low debt-to-income ratio
 - Tax credits for childcare
 - Tax benefits of home ownership