

Purchase Worksheet 1:

Required Cash Down Payment & Minimum Guaranty Calculation for Loan Amounts **up to \$417,000**

Step #	Action	Amount
1	Subject property is located in: NOTE: Check VA County Limits. If the county name does not appear on this list, the VA limit is set at 417,000.	(1)
2	Enter less of Sales Price (SP) \$ _____ NOV (Notice of Value) / NOV (Notice of Value) Note: If the Sales Price exceeds the NOV, the applicant must have sufficient cash to cover the difference.	(2)
3	Veteran's Funding Fee: _____% x Line (2) Borrower's Requested Loan Amount (Base + Financed FF)	(3)
4	Minimum Guaranty required by GNMA (25% of Line (2))	(4)
5	Maximum VA Guaranty / Available Entitlement = 25% of Line (3) IMPORTANT: If the minimum guaranty required by GNMA is less than the maximum guaranty VA will provide, then no cash down payment is required from the borrower and the requested loan amount would be acceptable. NOTE: This scenario assumes the veteran has full entitlement; if the veteran has used any portion of entitlement that will not be restored, then following the below example.	(5)
Second Example: (If the maximum guaranty/available entitlement is less than the minimum guaranty required by GNMA, then the veteran must provide a cash down payment in order to meet the FNMA requirement).		
2	Enter less of Sales Price (SP) \$ _____ or NOV (Notice of Value) / NOV (Notice of Value) \$ _____ Note: If the Sales Price exceeds the NOV, the applicant must have sufficient cash to cover the difference.	(2)
3	Veteran's Funding Fee: _____% (partial entitlement) x Line (2) Borrower's Requested Loan Amount (Base + Financed FF)	(3)
4	Minimum Guaranty required by GNMA (25% of Line (2))	(4)
5	Maximum VA Guaranty / Available Entitlement = 25% of Line (3) IMPORTANT: Since the minimum guaranty required by GNMA is greater than the maximum guaranty VA will provide less the entitlement is use, the veteran needs to have a cash down payment to meet the GNMA requirement.	(5)
6	Down Payment in the amount of the minimum GNMA requirement less the remaining available entitlement	(6)
7	Since a down payment is required, the base loan amount must be reduced by the amount of the down payment. Line (2) minus Line (6)	(7)
8	Confirmation of 25% Minimum Guaranty; Line (5) plus Line (6) divided by Line (2)	(8)
9	Adjusted Funding Fee; Line (7) x Veterans Funding Fee	(9)
10	Adjusted Total Loan Amount; Line (7) plus Line (9) (rounded to the lowest dollar)	(10)

Purchase Worksheet 2:

Required Cash Down Payment & Minimum Guaranty Calculation for Loan Amounts **greater than \$417,000**

Step #	Action	Amount
1	Subject property is located in: _____ County _____ NOTE: Check VA County Limits. If the county name does not appear on this list, the VA limit is set at 417,000.	(1)
2	Enter less of Sales Price (SP) \$_____ or NOV (Notice of Value) / NOV (Notice of Value) \$_____ Note: If the Sales Price exceeds the NOV, the applicant must have sufficient cash to cover the difference.	(2)
3	Veteran's Funding Fee: _____% x Line (2) Borrower's Requested Loan Amount (Base + Financed FF)	(3)
4	Minimum Guaranty required by GNMA (25% of Line (2))	(4)
5	Maximum VA Guaranty / Available Entitlement = 25% of Line (1) since the county limit is less than the sales price; VA will not guarantee more than the county limit. IMPORTANT: <i>If the minimum guaranty required by GNMA is less than the maximum guaranty VA will provide, then no cash down payment is required from the borrower and the requested loan amount would be acceptable.</i> NOTE: <i>This scenario assumes the veteran has full entitlement; if the veteran has used any portion of entitlement that will not be restored, then the available entitlement must be reduced by that amount.</i>	(5)
6	Down Payment in the amount of the minimum GNMA requirement less the remaining available entitlement	(6)
7	Since a down payment is required, the base loan amount must be reduced by the amount of the down payment. Line (2) minus Line (6)	(7)
8	Confirmation of 25% Minimum Guaranty; Line (5) plus Line (6) divided by Line (2)	(8) %
9	Adjusted Funding Fee; Line (7) x Veterans Funding Fee	(9)
10	Adjusted Total Loan Amount; Line (7) plus Line (9) (rounded to the lowest dollar)	(10)

Cash Out Refinance Worksheet 1:

Required Cash Down Payment & Minimum Guaranty Calculation for Loan Amounts **up to \$417,000**

Step #	Action	Amount
1	Subject property is located in: _____ County _____ NOTE: Check VA County Limits. If the county name does not appear on this list, the VA limit is set at 417,000.	(1)
2	Enter NOV (Notice of Value) / NOV (Notice of Value) \$ _____	(2)
3	Veteran's Funding Fee: _____% x 90% of Line (2) Borrower's Requested Loan Amount (Base + Financed FF)	(3)
4	Minimum Guaranty required by GNMA (25% of Line (2))	(4)
5	Maximum VA Guaranty / Available Entitlement = 25% of Line (3) IMPORTANT: If the minimum guaranty required by GNMA is less than the maximum guaranty VA will provide, then no cash down payment is required from the borrower and the requested loan amount would be acceptable. NOTE: This scenario assumes the veteran has full entitlement; if the veteran has used any portion of entitlement that will not be restored, then the available entitlement must be reduced by that amount.	(5)
6	Equity is calculated as appraised value less base loan amount	(6)
7	Minimum required equity is Line (4) minus Line (5); since additional equity is required, the base loan amount must be reduced by the amount of the minimum required equity.	(7)
8	Confirmation of 25% Minimum Guaranty; Line (5) plus Line (7) divided by Line (2)	(8) %
9	Adjusted base loan amount = 90% of Line (2) minus Line (7)	(9)
10	Adjusted Funding Fee; Line (9) x Veterans Funding Fee	(10)
11	Adjusted Total Loan Amount; Line (9) plus Line (10) (rounded to the lowest dollar)	(11)

Cash Out Refinance Worksheet 2:

Required Cash Down Payment & Minimum Guaranty Calculation for Loan Amounts **greater than \$417,000**

Step #	Action	Amount
1	Subject property is located in: _____ County _____ NOTE: Check VA County Limits. If the county name does not appear on this list, the VA limit is set at 417,000.	(1)
2	Enter NOV (Notice of Value) / NOV (Notice of Value) \$ _____	(2)
3	Veteran's Funding Fee: _____% x 90% of Line (2) Borrower's Requested Loan Amount (Base + Financed FF)	(3)
4	Minimum Guaranty required by GNMA (25% of Line (2))	(4)
5	Maximum VA Guaranty / Available Entitlement = 25% of Line (1) IMPORTANT: Since the minimum guaranty required by GNMA is greater than the maximum guaranty VA will provide, the borrower must have sufficient equity in the property to help meet the minimum required guaranty and the requested base loan amount must be reduced. NOTE: This scenario assumes the veteran has full entitlement; if the veteran has used any portion of entitlement that will not be restored, then the available entitlement must be reduced by that amount.	(5)
6	Equity is calculated as appraised value less base loan amount (10% of Line (2))	(6)
7	Minimum required equity is Line (4) minus Line (5); since additional equity is required, the base loan amount must be reduced by the amount of the minimum required equity.	(7)
8	Confirmation of 25% Minimum Guaranty; Line (5) plus Line (7) divided by Line (2)	(8) %
9	Adjusted base loan amount = 90% of Line (2) minus Line (7)	(9)
10	Adjusted Funding Fee; Line (9) x Veterans Funding Fee	(10)
11	Adjusted Total Loan Amount; Line (9) plus Line (10) (rounded to the lowest dollar)	(11)