

The VA Loan Explained

WHAT IS A VA LOAN?

A VA loan is a mortgage backed by the Department of Veterans Affairs for eligible service members, veterans, and some surviving spouses. The VA guarantees part of the loan so lenders can offer better terms.

WHY MILITARY FAMILIES USE VA LOANS

- No down payment in most cases
- No private mortgage insurance (PMI)
- Competitive interest rates
- Flexible credit guidelines
- Lower out-of-pocket costs

WHO IS ELIGIBLE?

You may be eligible for a VA loan if you are:

- Active duty service member
- Veteran with qualifying service
- National Guard or Reserve member with sufficient service time
- Surviving spouse of a service member who died in the line of duty or from a service-connected disability and has not remarried

WHAT COSTS TO EXPECT

VA loans are often called “zero down,” but buyers should still plan for:

- Appraisal
- Home inspection
- Due diligence or earnest money
- Prepaid taxes and insurance

A one-time VA funding fee may apply. It is waived for many buyers with VA disability ratings and can often be rolled into the loan.

USE A VA LOAN MORE THAN ONCE?

Yes. Many military families use VA loans multiple times by:

- Selling and restoring entitlement
- Using remaining entitlement

FINAL THOUGHT

The VA loan is a benefit earned through service. When used correctly, it can make homeownership more accessible and support long-term wealth building.

