



## 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 represents an **estimate** of the refinance loan and its impact.*

### Section I – PROPOSED REFINANCE LOAN COMPARISON

*(This section to be completed by the lender/broker TPO)*

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/broker TPO)*

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 \$3,500, new payment must be at least \$35 [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 \$6,000, residual must increase by \$60 [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% 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: \_\_\_\_\_