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BUYING OR REFINANCING A HOME

VA HOME LOAN PROGRAMS



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Veterans Affairs-backed home loans can help veterans, servicemembers, and their surviving spouses to buy, build, improve or refinance a home. You still need to have the required credit and income for the loan amount you want to borrow. But a VA-backed home loan may offer better terms than a traditional loan.

Main pillars of the VA home loan benefit

- Up to 100% financing – with as little as \$0 down payment for qualified borrowers.
- Fixed-rate loans.
- More flexible qualification guidelines than those for conventional loans.
- No need for Private Mortgage Insurance (PMI)
- The VA home loan is a lifetime benefit, you can use the guaranty multiple times.

Types of home loan programs for veterans

- Purchase Loans. Looking to buy a home? Find out if you can get a VA-backed purchase loan. [Apply online.](#)
- Cash-Out Refinance Loan. A VA-backed cash-out refinance loan lets you replace your current loan with a new one under different terms. If you want to take cash out of your home equity or refinance a non-VA loan into a VA-backed loan, a VA-backed cash-out refinance loan may be right for you. [Apply online.](#)
- Interest Rate Reduction Refinance Loan. Also called the Streamline Refinance Loan, can help you obtain a lower interest rate by refinancing your VA loan. [Learn more.](#)
- Native American Direct Loan Program. Helps eligible Native American Veterans finance the purchase, construction, or improvement of homes on Federal Trust Land, or reduce the interest rate on a VA Loan. [Learn more.](#)
- Adapted Housing Grants. Help veterans with a permanent and total service-connected disability purchase or build an adapted home or to modify an existing home to account for their disability. [Learn more.](#)

Eligibility

Your length of service or service commitment, duty status and character of service determine your eligibility for specific home loan benefits. [Get complete details](#) about eligibility requirements for each loan program.

Before You Apply

Before you apply, you will need to obtain a VA home loan Certificate of Eligibility (COE). The COE confirms for your lender that you qualify for the VA home loan benefit. [How to Request your COE.](#)