



## IRRRLs

<b>Credit Requirements</b>	640 middle credit score required for all borrowers on a tri-merge Mortgage Only credit report. See High Balance guidance for credit score requirements on loan amounts above \$424,100. No mortgage delinquency in the last 12 months is permitted (all properties cumulatively)
<b>Loan Purpose</b>	Streamline refinance of an existing VA loan
<b>Loan Amount</b>	<b>Maximum</b> \$424,100 (including VA funding fee), unless the loan qualifies for High Balance
<b>Loan Terms</b>	<b>Fixed:</b> 15, 20, 25, and 30 year <b>ARM:</b> 5/1
<b>LTV/CLTV</b>	No LTV is determined, as no appraisal is required. Use VA Form 26-8923 to calculate maximum loan amount.
<b>Appraisals</b>	No appraisal is required
<b>Property Types</b>	Eligible property types: SFR // 2-4 Unit (veteran must occupy one of the units) // PUDs // Condos See guidelines for complete list of <b>ineligible</b> property types
<b>Occupancy</b>	Primary residence only
<b>Ratio Requirements</b>	Manual ratio requirements must be followed - back end ratio not to exceed 41%. In addition to ratio requirements, standard residual income requirements must be met.
<b>AUS</b>	Loans will be manually underwritten. AUS findings are not run.
<b>Income</b>	Limited credit and income documentation is permitted unless the monthly PITI increases 20% or more In all cases, a VVOE within 10 days of the Note will be required
<b>Funding Fee</b>	0.5% of the loan amount
<b>Requirements</b>	A copy of the veteran's current note is required to document who is currently obligated A Certificate of Eligibility is not required New loan must accomplish both a decrease in P&I payment <b>and</b> a decrease in the interest rate <ul style="list-style-type: none"> <li>● If the IRRRL shortens the loan term, only the interest rate must decrease</li> <li>● If the IRRRL refinances an existing ARM into a fixed rate, neither the P&amp;I payment nor the interest rate reduction are required.</li> </ul> The IRRRL must not increase the principal balance outstanding on the existing loan, except to the extent of fees and charges allowed by VA The loan being refinanced must have been originated at least 6 months before the closing date of the refinancing <b>and</b> evidence must be provided that the last 6 consecutive monthly payments have been made (at a minimum) The recoupment period for financed fees and charges does not exceed 36 months, unless loan meets all requirements for Qualified Mortgages with Rebuttable Presumption <i>*Use the <a href="#">IRRRL Safe Harbor Worksheet</a> to determine whether loan meets Safe Harbor requirements</i>
<b>Cash Back at Closing</b>	Generally, no cash back to the borrower is permitted at closing. In a limited number of situations, the borrower may receive up to \$500 cash at closing. If, in any circumstance, the borrower is to receive more than \$500 cash back, the loan amount must be recalculated by the underwriter.

**FOR FURTHER DETAILS, PLEASE REFER TO VA GUIDELINES (IRRRL CHAPTER) ON MiMUTUAL'S WEBSITE**