



**Attention Please!!**

**TEMPORARY GUIDANCE DUE TO COVID-19**  
 This direction supersedes standard guidance on this matrix!

*Due to the unprecedented impact of the coronavirus on the industry, temporary guidance has been issued regarding a number of different topics. To ensure your borrower is accurately qualified in this challenging time, please refer to the [Temporary Guidance due to COVID-19 document](#).*

**IRRRLs**

<b>Credit Requirements</b>	For submissions prior to December 9, 2019, a 580 middle credit score required for all borrowers on a tri-merge Mortgage Only credit report. For submissions on/after December 9, a minimum 620 is required for loan amounts up to \$1,000,000 and 700 for loan amounts \$1,000,001 to \$1,500,000.  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> \$510,400, unless the loan qualifies for High Balance
<b>Loan Terms</b>	<b>Fixed:</b> 15, 20, 25, and 30 year <b>ARM:</b> 3/1, 5/1 Hybrid
<b>LTV/CLTV</b>	No LTV is determined, as no appraisal is required (unless discount points are charged on a fixed-to-ARM transaction). Use VA Form 26-8923 to calculate maximum loan amount.
<b>Appraisals</b>	No appraisal is required, unless discount points are charged on a fixed-to-ARM transaction. See guidelines for details.
<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>	Ratios are not determined.
<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 required in certain circumstances. See guidelines for details.  Loan being refinanced must be in the borrower's name (not a trust)  New loan must meet Net Tangible Benefit requirements as detailed in the guidelines  The IRRRL must not increase the principal balance outstanding on the existing loan, except to the extent of fees and charges allowed by VA  Evidence must be provided that the Note date of the refinance is on/after the date on which 6 consecutive monthly payments have been made (at a minimum), beginning with the payment made on the first payment due date  The Note date of the refinance loan must occur no earlier than 210 days after the date on which the first payment is made on the loan being refinanced  The recoupment period for financed fees and charges can not exceed 36 months  <i>*Use the <a href="#">IRRRL Eligibility Worksheet</a> to verify loan meets all eligibility 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)**