



Announcement 10-19W

VA IRRRL Updates and Changes

Effective Immediately

Mortgage Solutions Financial is pleased to offer more flexibility in loan terms for our veterans. The fully amortized fixed rate is now being offered in 15, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30 year terms.

Mortgage Solutions Financial Guidelines are being updated to include the following for VA IRRRL transactions:

- A 50 basis point (0.50%) reduction in interest rate is required with no reduction in term or a reduction of term of less than 60 months
- A 12.5 basis point (0.125%) reduction in interest rate is required with a reduction in term of 60 months or more
- The borrower may not receive a Net Tangible Benefit solely from a reduction in term
- Payment History
 - Loans not serviced by MSF - No mortgage lates for the subject property in the last 12 months
 - Loans serviced by MSF – must be current
- Manufactured Homes built before 2000 are ineligible
- Lender Paid Compensation is ineligible for loan amounts less than \$100,000
- The borrower must recoup the incurred costs of the transaction as referenced in [VA Circular 26-18-1](#) within 36 months. except when:
 - Reducing the term of the loan at least 12 months less than the remaining term **or**
 - In the case of an increased principal and interest payment due to change from an adjustable rate to a fixed rate

[Updated VA Matrix](#)