Attention Reservists/Guardsman

You may be eligible for VA home loans up to $417,000 with $0 down, as the Veterans Administration is providing loan guarantees to reservists and guardsmen if you meet any one of the following conditions:

- You have completed six years in any US reserve component, since 1944.
- You have served 90 days in a “War Zone”, such Somalia, Haiti, Grenada, Persian Gulf, Bosnia, Afghanistan, Iraq, etc.
- You have served 181 days of continuous active duty.
- You were disabled before completing your six-year obligation.
- You were discharged at the convenience of the US government, such as in a reduction in force, before completing your six-year obligation.

If you meet any of the above conditions, you should contact a VA mortgage lender to obtain a VA certificate of eligibility from the Veterans Administration.

The Advantages of a VA Home Loan

- Requires no down payment up to $417,000, and many lenders only require 25% down on the amount over $417,000.
- The Seller or builder can pay all of the Veterans’/Reservist’s closing costs and pre-paids, making it possible to buy homes with zero out of pocket expenses. The veteran may also choose to finance the closing costs and pre-paids by agreeing to pay the lender a higher interest rate.
- VA provides very liberal qualifying guidelines, perhaps the easiest to qualify in the industry.
- VA loans can be assumed by veterans or non-veterans at the original interest rate to include investors and owner-occupants. VA loans may be sold on installment sales, such as a lease purchase or a contract for deed, without the buyer going through traditional lender loan qualifications. This makes VA loans/homes easier to sell than FHA or conventional loans.
- Home sellers are no longer required to pay loan discount points on VA loans, this makes sellers more receptive to VA offers to purchase.

For more information visit http://www.va.gov/ or contact me.

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