

Loan Application Date: _____

Disclosure Issued Date: _____

Loan Number: _____

Borrower: _____ Co-Borrower: _____

Property Address: _____

PROPOSED REFINANCE LOAN

*Sections I through III MUST be completed within 3 business days of the loan application. Please note that the information provided in these sections represent an **estimate** of the refinance loan and its impact.*

Section I – PROPOSED REFINANCE LOAN COMPARISON

	<u>EXISTING LOAN</u>	<u>PROPOSED LOAN</u>	<u>ESTIMATED IMPACT OF REFINANCE</u>
VA Loan Number (LIN)	_____	_____	
Loan Balance (including second liens)	\$ _____	\$ _____	\$ _____
Monthly Payment (P&I + MI if any)	\$ _____	\$ _____	\$ _____
Remaining Term (months)	_____	_____	_____
Loan Type	_____	_____	N/A
Interest Rate	_____ %	_____ %	_____ %
Total of the Remaining Scheduled Payments	\$ _____	\$ _____	\$ _____
Loan-to-Value Percentage	_____ %	_____ %	_____ %
Home Equity Remaining	\$ _____	\$ _____	\$ _____

Section II – NET TANGIBLE BENEFIT FOR PROPOSED REFINANCE LOAN

To the best of my knowledge, I, _____ have determined that the proposed refinance loan outlined in Section I meets the following net tangible benefits (check all that apply):

- The new loan eliminates monthly mortgage insurance, whether public or private, or monthly guaranty insurance
- The term of the new loan is shorter than the term of the loan being refinanced. Note: If the loan being refinanced had an adjustable interest rate or was modified, the current interest rate must be used when determining if this requirement has been met.
- The interest rate on the new loan is lower than the interest rate on the loan being refinanced
- The payment on the new loan is lower than the payment on the loan being refinanced. Note: Monthly payment refers to principal & interest for this purpose.
- The new loan results in an increase in the borrower’s monthly residual income as explained by 38 CFR 36.4340(e)
- The new loan refinances an interim loan to construct, alter, or repair the primary home
- The new loan amount is equal to or less than 90 percent of the reasonable value of the home
- The new loan refinances an adjustable rate mortgage to a fixed rate loan

Section III – BORROWER CERTIFICATION FOR PROPOSED REFINANCE LOAN

I/We hereby certify that I/we understand the estimated effect the proposed refinancing has on my loan balance, payments, interest rate, term, total payback of payments, and remaining equity in my home should I/we accept a refinance loan. I also certify the receipt of this disclosure within 3 business days from the loan application date.

Borrower _____

Date: _____

Co-Borrower _____

Date: _____