

VA Loan Full File Loan Review - File Upload Stacking Order

1. Purpose. The purpose of this Circular is to announce Department of Veterans Affairs new mandatory stacking order for files selected for VA full file loan review of all loan applications submitted to VA on, or after, June 1, 2016.
2. New VA Loan Review Stacking Order. A new mandatory stacking order has been established for purchases or cash-out refinances and interest rate reduction refinance loans (IRRRLs), to include the Loan Estimate. The new stacking order for purchase or cash-out refinance loans is attached in Exhibit A, and the new stacking order for IRRRLs is in Exhibit B.
3. Rescission: This Circular is rescinded April 1, 2018. VA Circular 26-15-24 is rescinded immediately.

By Direction of the Under Secretary for Benefits

Michael J. Frueh
Director, Loan Guaranty Service

Distribution: CO: RPC 2021
SS (26A1) FLD: VBAFS, 1 each (Reproduce and distribute based on RPC 2021)

Stacking Order for Purchase/Cash-out Refinance Loans

Order	Document
1	Lender's cover or transmittal letter (if used).
2	VA Form 26-8937 , <i>Verification of VA Benefits</i> (if applicable).
3	Evidence of compliance with Notice of Value (NOV) requirements; such as, final compliance inspection, termite certification, and/or warranty.
4	Uniform Residential Loan Application (URLA) with revised VA Form 26-1802a , <i>Department of Housing and Urban Development (HUD)/VA Addendum to URLA</i> . <ul style="list-style-type: none"> • These forms may be signed and dated anytime from the date of initial application to the date of loan closing. These forms must be properly completed and legible, but do not have to be typed.
5	Purchase Agreement including all contract addendums and the signed VA Escape Clause.
6	<i>Closing Disclosure Statement</i>
7	VA Form 26-8497 , <i>Request for Verification of Employment</i> , and other verifications of income such as pay stubs and tax returns. Reference: VA Pamphlet 26-7, section 2 of chapter 4 .
8	Credit Alert Verification Report System (CAIVRS): borrower/co-borrower
9	All original credit reports obtained in connection with the loan and any related documentation such as explanations for adverse credit if required.
10	VA Form 26-8497a , <i>Request for Verification of Deposit</i> , and other related documents (Alternative documentation: Original or certified true copies of last two bank statements).
11	For Automated Underwriting cases: Feedback Certificate and underwriter's certification (acceptable variations on the documentation required in items 17, 18, and 19 below, and the underwriter's certification, are explained in VA Pamphlet 26-7, section 8 of chapter 4).
12	VA Form 26-1820 , <i>Report and Certification of Loan Disbursement</i>
13	VA Form 26-6393 , <i>Loan Analysis</i>
14	VA Form 26-0286 , <i>VA Loan Summary Sheet</i>
15	If a loan is submitted more than 60 days after loan closing, a statement signed by a corporate officer of the lender which identifies the loan, provides the specific reasons for late reporting, and certifies that the loan is current. This statement must be submitted with any late request for issuance of a Loan Guaranty Certificate (LGC).
16	VA Form 26-0592 , <i>Counseling Checklist for Military Homebuyers</i> , if the applicant is on active duty.
17	<i>Loan Estimate</i>
18	Other necessary documents (for example – but not limited to, Power of Attorney if used, Lenders Loan Quality Certification).

Stacking Order for IRRRLs

Order	Document
1	Lender's cover or transmittal letter (if used).
2	<i>Closing Disclosure Statement</i>
3	VA Form 26-8937 , <i>Verification of VA Benefits</i> , (if applicable).
4	VA Form 26-1820 , <i>Report and Certification of Loan Disbursement</i>
5	Statement signed by the Veteran acknowledging the effect of the refinancing loan on the Veteran's loan payments and interest rate. <ul style="list-style-type: none"> • The statement must show the interest rate and monthly payments for the new loan versus that for the old loan. • The statement must also indicate how long it will take to recoup ALL closing costs (both those included in the loan and those paid outside of closing). If applicable, the Veteran's statement may be combined with the lender's certification that the Veteran qualifies for the new monthly payment which exceeds the previous payment by 20% or more.
6	VA Form 26-8923 , <i>Interest Rate Reduction Refinancing Loan</i>
7	Lender's certification that the prior loan was current (not 30 days or more past due) at the time of loan closing.
8	Credit Alert Verification Report System (CAIVRS): borrower/co-borrower
9	Uniform Residential Loan Application (URLA) with revised VA Form 26-1802a , <i>Department of Housing and Urban Development (HUD)/VA Addendum to URLA</i> . <ul style="list-style-type: none"> • These forms may be signed and dated anytime from the date of initial application to the date of loan closing. These forms must be properly completed and legible, but do not have to be typed.
10	VA Form 26-0503 , <i>Federal Collection Policy Notice</i>
11	VA Form 26-0286 , <i>VA Loan Summary Sheet</i>
12	If a loan is submitted more than 60 days after loan closing, a statement signed by a corporate officer of the lender which identifies the loan, provides the specific reasons for late reporting and certifies that the loan is current. This statement must be submitted with any late request for issuance of a Loan Guaranty Certificate (LGC).
13	VA Form 26-0592 , <i>Counseling Checklist for Military Homebuyers</i> , if the applicant is on active duty.
14	<i>Loan Estimate</i>
15	Documentation of the cost of energy efficiency improvements included in the loan. For cash reimbursement of the Veteran, the improvements must have been completed within the 90 days immediately preceding the date of the loan. Reference: VA Pamphlet 26-7, section 3 of chapter 7 .
16	Other necessary documents (for example – but not limited to, Power of Attorney if used, Lenders Loan Quality Certification).