

Index

- “Cash-out” Refinancing Loans, 8-14
- 1% Flat Fee, 8-13
- 2 Veteran Joint Loan, 7-3
- 4% Limit, 8-12
- Absence of Credit History, 4-45
- Acceleration Clause, 9-3
- Acceptability of Trust Deed, 12-17
- Acceptable Use of GPMs, 7-27
- Access for Exterior Wall Maintenance, 12-10
- Access to Living Unit, 12-10
- Access to Property, 12-10
- Access to Rear Yard, 12-10
- Access to VAAS, 10-7
- Access-Related Issues, 12-10
- Accounts in the Spouse’s Name, 4-46
- Accuracy of Documentation, 16-8
- Active Military Applicant’s Income, 4-15
- Actual Opinion. *See* Section 16-B.02
- Additional Conditions and Certifications, 11-7
- Additional Inspections, 14-11
- Additional Supplemental Loan Requirements, 7-23
- Address Change, 1-49
- Administrative Fees for Supervised Lenders, 1-43
- Adverse Credit Data, 4-47
- Affiliates and Agents, 15-16
- Agent Definition, 1-2
- Agent ID Numbers on VA Form 26-0286, 1-28
- Agent Use, 1-26
- Agents and Appraisals. *See* Chapter 13, Transfer of Appraisals Between Lenders
- Airport Acknowledgement, 13-15
- Alimony, Child Support, and Maintenance Payments. *See* ECOA Considerations
- Allowable Loan Purposes, 7-39
- Alternative Amortization Plans, 3-21
- Amend or Withdraw the Special Privilege of LAPP Authority, 17-11
- Amortization Requirement, 3-21
- Amortization, 3-21, 7-13, 7-29
- Amount of Cash Assets, 4-29
- Amount of Guaranty Rules, 3-2
- Analysis of Active Military Applicant's Base Pay, 4-17
- Analysis of Comparable Sales, 11-10
- Analysis of Debts and Obligations, 4-33
- Analysis of Military Quarters Allowance, 4-18
- Analysis of Multi-Unit Property Securing the VA Loan, 4-23
- Analysis of Other Military Allowances, 4-18
- Analysis of Prospects for Continued Employment, 4-20
- Analysis of Rental of the Property Applicant Occupied Prior to the New Loan, 4-23
- Analysis of Subsistence and Clothing Allowances, 4-18
- Analysis of Voluntary Separation Payments, 4-21
- Analysis: Rental of Other Property Not Securing the VA Loan, 4-24
- Analyzing Credit, 4-45
- Annual Fees for Nonsupervised Automatic Lenders, 1-41
- Annual Fees for Supervised Lenders, 1-43
- Annual Financial Statements, 1-20
- Appeal Rights to all Program Participants, 17-1
- Applicability of Laws, 16-11
- Applicant as Co-obligor, 4-34
- Application and Fees, 15-8
- Applying for LAPP Authority, 15-8
- Appraisal Assistance, 11-5
- Appraisal Report Changes, 13-5
- Appraisal Report Contents, 11-6
- Appraisal Reviews, 15-15
- Appraisal Tasks Not Delegated, 11-5
- Appraisal, 11-1
- Appraiser Considerations, 11-16
- Appraiser Reporting, 11-16

- Appraiser's Role on NOV's, 13-27
- Approaches to Value, 11-9
- Approval of Changes Affecting Property Value, 14-16
- Approval of Changes Not Affecting Property Value, 14-16
- Approval to Close Loans Involving an Affiliate, 1-24
- APR Calculation, 7-30
- Assets, 4-29
- Assigning an Inspector, 14-3
- Assumption Approval Clause, 9-2
- Attorney's Fees, 8-8
- Attorney's Opinion, 16-1
- Attorney's General Requirements, 16-1
- Audit Program, 1-52
- Authenticity, 16-8
- Authorized Documents, 16-7
- Automated Underwriting Cases, 4-50
- Automatic Authority, 1-4, 1-18, 1-29
- Automatic or Prior Approval Processing, 6-20
- Automatically Closed Loan Procedures, 5-15
- Automatically Guaranteed Loans, 3-24
- Automobile or Similar Allowances, 4-25
- Bankruptcy, 4-48
- Bankruptcy Filed Under the Straight Liquidation and Discharge Provisions, 4-48
- Bankruptcy, 4-48
- Basic MPRs Heating, 12-7
- Basic MPRs, 12-6
- Basic Sewage Requirement, 12-16
- Basic VA Policy, 16-1
- Basic VA Requirements. *See* Section 16-A
- Before a Lender Starts Making VA Loans, 1-6
- Blanket Corporate Resolution, 1-27
- Borrower Fees and Charges, 8-1
- Borrower Notice on the CRV/NOV, 7-16
- Brokerage Fees, 8-8
- Builder Costs, 12-17
- Builder Information and Certifications, 10-30
- Builder's Warranty Coverage, 10-18
- Building Code Enforcement, 10-16, 11-20
- Building or use Restriction, 13-31
- Building Requirements, 16-10
- Builder Responsibilities, 7-14
- CAIVRS Description, 4-38
- CAIVRS Procedures, 4-38
- Calculating EEM Funding Fee, 7-19
- Calculating EEM Guaranty and Entitlement Use, 7-19
- Calculating Guaranty and Entitlement Use on 2 Veteran Joint Loans, 7-8
- Calculating Joint Loan Guaranty and Entitlement, 7-6
- Calculating Monthly Installments, 7-30
- Calculating the Funding Fee, 8-20
- Calculating the Maximum Loan, 6-6
- Calculation of Adjusted Net Worth, 1-50
- Calculation, 1-50
- Cancellation of VA Approval, 14-17
- Case Reviews by VA Staff, 15-12
- Cash-Out Refinancing Loan Definition, 6-19
- Cash-out Refinancing Loans, 3-18
- Cash-Out Refinancing Loans, 6-19
- Cause and Treatment Codes, 17-4
- Causes for LDP, 17-19
- Certificate of Commitment, 5-9, 7-10
- Certificate of Eligibility, 5-22
- Certificate of Reasonable Value (CRV), 15-15
- Certification Wording, 13-7
- Certifications a Nonsupervised Automatic Lender Must Comply With, 1-19
- Change in the Fee Appraiser's Value Estimate, 13-9
- Change Justification, 13-9
- Change Notification, 14-17
- Change Request Form, 14-15
- Change Restrictions to Value Estimate, 13-9
- Changes in SAR's Employment or Lender's Status, 15-13
- Changes in the Ownership or Corporate Structure, 1-31
- Changes to the Agreed Upon Discount Points, 3-19
- Changes to the Agreed Upon Interest Rate, 3-17
- Changes to the Loan Occurring Between Issuance of the Certificate of Commitment, 5-10

- Changing Notices of Value - Lender's Role, 13-28
- Changing Notices of Value, 13-26
- Checklist—Application for Authority to Close Loans on an Automatic Basis, 1-56
- Circumstances Requiring Additional Documentation, 5-18
- Closing Costs Rules, 3-4
- Closing Costs, 6-4
- Common Interest Community Definition, 16-1
- Community Water Supply/Sewage Disposal Requirements, 12-16
- Compare Shelter Expenses, 4-68
- Compensating Factors, 4-67
- Completion of Excavation Alternative, 14-5
- Completion of Foundation Alternative, 14-5
- Compliance with Local/State Requirements, 16-4
- Compliance with Other VA Requirements, 16-4
- Concrete Slabs or Continuous Footings, 12-22
- Conditional Commitments, 5-11
- Conditional Opinion, 16-6
- Condominium Approval Procedures, 16-5
- Condominium **not** VA Approved, 16-4
- Connection to Public Water/Sewer, 13-14
- Connection to Public Water/Sewage System, 12-14
- Consequences of Inspections, 14-1
- Consequences of Uninsured Losses, 9-28
- Consideration of the Spouse's Credit History, 4-46
- Construction Exhibits, 10-10, 10-22, 14-15
- Construction Inspection Fees, 10-28
- Construction Inspections, 13-20, 14-1. *See* Chapter 12, VA Minimum Property Requirements (MPRs)
- Construction Loans, 8-7
- Construction Warranty, 13-21
- Construction/Permanent Home Loans, 7-13
- Contents of Opinion, 16-3
- Conversion of HUD Value Notices for VA Use, 10-27
- Cooperative Home Loans, 7-38
- Correct and Complete Copies, 16-9
- Corrections to LGCs, 3-27
- Corrective Action, 1-53
- Cost Approach, 11-9
- Cost of the Repairs, Alterations, or Improvements does not Exceed \$3,500, 7-24
- Cost of the Repairs, Alterations, or Improvements Exceeds \$3,500, 7-18
- Crawl Space, 12-8
- Credit Counseling Plan, 4-47
- Credit History, 4-44, 4-66
- Credit Report Standards, 4-44
- Credit Underwriting, 6-12
- Credits from Mortgage Credit Certificates, 4-28
- Dated Opinion, 16-11
- Debarment or Suspension Causes, 17-17
- Debarment, 17-15
- Debarred Loan Guaranty Participants, 17-16
- Debt Related to VA Benefits, 4-36
- Debts and Obligations. *See* Section 4.07 for Details on the Type of Credit Report Required
- Debt-to-Income Ratio, 4-66
- Defective Conditions, 12-11
- Definition of Reasonable Value, 11-3
- Definitions and Authorities, 1-2
- Delayed Installation of Appliances and Finished Floor Covering, 14-13
- Delayed Occupancy, 3-15
- Delays in Starting Construction, 14-3
- Determination of the Amount of Insurance Required, 9-28
- Determining Reasonable Value and Issuing CRVs, 17-13
- Determining the Type of Inspection, 14-1
- Discontinuing Reliance on Local Inspections, 14-10
- Discount Point Requirements, 3-18
- Discount Points, 3-18
- Discovery of Title Limitations & Conditions, 13-30
- Disregard for VA Requirements - Example, 17-12
- Distributing Notices of Value, 13-24
- Document Accuracy, 16-7
- Documentation Required with Closed Loan, 7-20

- Documenting Amendments After Project Approval, 16-8
- Documenting LAPP Appraisal Reviews, 13-7
- Documents Subject to Rescission or Reformation, 16-8
- Downpayment, 7-12
- Down Payment Required, 7-28
- Down Payment Rules, 3-2
- Down Payments, 3-10, 7-13
- Drainage, 12-11
- Due Diligence, 15-14
- Easement, 13-31
- ECOA Considerations, 4-7, 7-11
- EEM Requirements, 7-15
- EEMs Definition, 7-15
- Effect of Major Disasters on Notices of Value, 13-34
- Electricity, 12-8
- Electronic Payment of the VA Funding Fee.
See Appendix C
- Electronic Transmission of Appraisal Reports, 11-8
- Elements of a Quality Control Plan, 1-52
- Elements of a Quality Control Plan-Review of Loans, 1-54
- Elements of a VA-Guaranteed Loan, 3-2
- Eligibility of Land Sale Contracts, 9-8
- Eligibility of Option Contracts, 9-8
- Eligible Geographic Locations for the Secured Property, 3-23
- Eligible Loan Purposes, 3-5
- Employed Less Than 12 Months, 4-11
- Encroachment, 13-32
- Energy Conservation Improvements, 13-12
- Energy Efficiency Improvements in Conjunction with an IRRRL, 7-17
- Energy Efficiency Improvements More Than \$3,000, up to \$6,000, 7-17
- Energy Efficiency Improvements Over \$6,000, 7-17
- Energy Efficiency Improvements up to \$3,000, 7-17
- Energy Efficient Construction, 13-19
- Energy Efficient Mortgages (EEMs). *See* 7-15 thru 7-20
- Equal Employment Opportunity Requirement, 14-4
- Equal Housing Certification, 17-24
- Escrow Description, 9-21
- Escrow for Postponed Completion of Improvements, 9-19
- Escrow for Taxes and Insurance, 9-30
- Escrow Funds Procedure, 9-23
- Escrow Requirements, 7-33
- Escrows and Related Issues, 9-1
- Establishing an Escrow or Earmarked Account, 7-20
- Estate of the Veteran, 9-5
- Evidence of Guaranty, 3-25, 5-22
- Exceptions to Training, 15-9
- Excluded Party, 17-4
- Exempt Status Cannot be Determined, 8-18
- Exhibit 1—LAPP Lender’s Notice of Value, 13-35
- Existing Construction - Manufactured Homes Classified, 12-20
- Existing Construction, 11-15
- Existing Properties, 7-28
- Expediting VA Approvals, 16-6
- Experienced Farmer Continuing Same Farm Operation, 7-37
- Experienced SAR to Train and Supervise New SAR, 15-9
- Extension of Authority, 1-22
- Extension of Validity Period, 13-25
- Exterior Inspection, 14-7
- Failure to Meet Qualification Requirements - Example, 17-12
- False Lender Certification, 17-6
- Farm Residence Loan Eligibility, 7-36
- Farm Residence Loans, 7-36
- Farm Residences, 11-20
- Federal Debts, 4-43
- Fee for Each Agent, 1-27
- Fee Payment Problems, 10-29
- Fees and Charges If the Loan Never Closes, 8-13
- Fees and Charges That Can be Included In the Loan Amount, 8-14
- Fees and Charges the Veteran-Borrower Can Pay, 8-3
- Fees and Charges the Veteran-Borrower Cannot Pay, 8-8
- Fees For Appraisals and Inspections, 10-28

- Fees from Lenders with Automatic Authority, 1-40
- Field Station Review for Problems or Changes, 12-18
- Final Inspection, 14-8
- Financing Mix, 11-10
- First and Third (final) Inspections, 14-11
- First Inspection Stage, 14-5
- First Mortgage Holders Rights, 16-8
- First Year Payment Amount, 7-34
- First-Time VA lenders, 1-6
- Flexible Connections for Seismic Activity, 12-23
- Flood Insurance Requirements, 9-27
- Flood Insurance, 13-15
- For Manufactured Homes Classified as Real Estate. *See* 7-40 thru 7-42
- Foreclosure, 4-49, 10-12
- Foundation Requirements, 12-22
- Frequency and Scope of Reviews, 15-6
- Frequent Changes of Employment, 4-12
- Fuel Pipelines and High Voltage Electric Lines, 12-13
- Full Exclusion, 17-3
- Full Payment Amount, 7-35
- Funding Fee and Energy Efficiency Improvements, 7-29
- Funding Fee and Loan Reporting, 7-14
- Funding Fee Calculation, 7-12
- Funding Fee Clause, 9-3
- Funding Fee Exception, 8-16
- Funding Fee Rules, 3-4
- Funding Fee Tables, 8-19
- Gas and Petroleum Pipelines, 12-13
- GEM Description, 7-32
- General Escrow Procedures, 9-23
- Geographic Extent of LAPP, 15-5
- Geological or Soil Instability, 10-25
- Government at Risk, 17-13
- GPMs Description, 7-27
- Graduated Payment Mortgage Loan on Existing Property Exception, 3-9
- Graduated Payment Mortgage Loan on New Home Exception, 3-9
- Graduated Payment Mortgages (GPMs). *See* 7-27 thru 7-32
- Growing Equity Mortgages (GEMs), 7-32
- GSA List, 17-4
- Guaranty and Entitlement Use, 6-7, 7-25
- Guidelines for Assets. *See* Section 4.04, Assets
- Guidelines for Borrowers-Not Self Employed. *See* Section 4.02 Income
- Guidelines for Borrowers-Self Employed. *See* Section 4.02, Income
- Guidelines For Credit History. *See* 4-51 thru 4-53
- Hardship Exceptions, 9-17
- Hazard Insurance, 9-27
- Hazards and Defective Conditions, 12-11
- Hazards, 12-11
- High Voltage Electric Transmission Lines, 12-13
- Housing Supply and Demand, 11-12
- How a Nonsupervised Automatic Lender Requests Extension of Authority, Underwriter Approval, or Approval to Close Loans involving an Affiliate, 1-22
- How a Nonsupervised Lender Applies for Automatic Authority. *See* Section 1.11, Participation Fees for Supervised and Nonsupervised Automatic Lenders
- How a Supervised or Nonsupervised Automatic Lender Requests VA Recognition of an Agent, 1-25
- How LAPP Works, 15-1
- How Long Notice of Value is Valid, 13-25
- How to Analyze the Information on VA Form 26-6393. *See* 4-65 thru 4-68
- How to Complete VA Form 26-1820, 1-28
- How to Complete VA Form 26-6393. *See* 4-60 thru 4-64
- How to Obtain a Lender ID Number, 1-47
- How to Process VA Loans, 5-1
- How to Report Loan Closing and Request Guaranty, 5-14, 5-15
- How to Request a Change, 14-15
- How to Request an Appraisal, 10-5
- How to Request Prior Approval, 5-7
- How to Request VA Recognition of an Agent, 1-26
- How to Submit Loan Documents to VA, 5-5
- How to Underwrite a VA-Guaranteed Loan, 4-2
- HUD Conversion Exception, 10-27
- HUD Handbook References, 12-19

- HUD Inspections, 10-26
- HUD References, 12-5
- HUD/FHA Inspection Fees, 8-9
- Hurricane Ties, 12-22
- Identification of the Project Requirements, 16-2
- Identifying Excluded Parties Internet Address, 17-3
- Identifying Other Assumptions, 16-9
- Identifying Variations, 16-4
- Impact of Interest Rate Increase on Loans in Process, 7-29
- Importance of Income Verification, 4-6
- Importance of VA Value Estimate, 13-1
- Inadequate Development of Credit Information, 4-69
- Income Analysis Errors, 4-70
- Income Analysis: General Guidance, 4-10
- Income Approach, 11-9
- Income from Commissions, 4-13
- Income from Non-Military Employment. *See* 4-7 thru 4-10
- Income from Overtime Work, 4-12
- Income from Service in the Reserves or National Guard. *See* Income from Non-Military Employment
- Income of a Spouse, 4-6
- Income of Recently Discharged Veterans, 4-20
- Income Taxes and Other Deductions, 4-27
- Income Verification: Additional Documentation for Persons Employed in the Building Trades or Other Seasonal or Climate-Dependent Work, 4-9
- Income Verification: Alternative Documentation, 4-9
- Income Verification: Employment Verification Services, 4-8
- Income Verification: General Requirement, 4-7
- Income Verification: Standard Documentation, 4-8
- Income, 4-6
- Indemnity Liability Assumption Clause, 9-4
- Individual Water Supply, 14-8
- Individual Water Supply/Sewage Disposal Requirements, 12-14
- Ineligible Loan Purposes, 3-6
- Inference, 16-11
- Initial Case Reviews, 15-9
- Inspection Stages, 14-4
- Insured Protection Plan Coverage. *See* Section 10.09
- Interest Rate and Points Rules, 3-3
- Interest Rate Decrease, 6-2
- Interest Rate Reduction Refinancing Loan (IRRRL), 6-12, 8-14
- Interest Rate Reduction Refinancing Loan Exception, 3-8, 3-18
- Interest Rate Reduction Refinancing Loans (IRRRLs), 3-18, 6-2
- Interest Rate Requirement, 3-17
- Interest Rates, 3-17
- Interior Access, 11-24
- Interior Inspection, 14-7
- Intermittent Occupancy, 3-15
- IRRRL Decision, 6-17
- IRRRL Definition, 6-2
- IRRRL Obligation, 6-9
- IRRRL Occupancy, 6-11
- IRRRL Prior Approval Procedures, 6-12
- IRRRLs Rules, 3-3
- IRRRLs Versus Cash-Out Refinancing Loans - Quick Reference Table, 6-21
- Issuing a Notice of Value, 13-1
- Item 33, Federal Income Tax, 4-61
- Item 44, Balance Available for Family Support, 4-61
- Item 45, Debt-to-Income Ratio, 4-64
- Item 46, Past Credit Record, 4-64
- Itemized Fees and Charges, 8-3
- Joint Loan Definition, 7-2
- Joint Loan Quick Reference For Calculation, 7-7
- Joint Loans for Prior Approval, 7-4
- Joint Loans. *See* 7-2 thru 7-12
- Joint Loans. *See* Section 7.01
- Joint Loans-Prior Approval, 1-3, 7-4
- Jurisdiction Over the Lender's Home Office, 1-49
- Jurisdiction Restrictions, 17-19
- Land Sale Contracts and Option Contracts, 9-8
- LAPP Application, 15-19. *See* 15-19, Exhibit 1
- LAPP Cases, 13-24

- LAPP Eligibility, 15-3
- LAPP Fees. *See* Chapter 15
- LAPP Notice of Value, 13-29
- LAPP Privilege, 15-14, 17-11
- LAPP Processing Procedures, 15-15
- LAPP—Related Changes to Appraiser’s Value Estimate, 13-9
- Late Payments and Late Charges, 6-18
- LDP as Reciprocal Action, 17-19
- LDP Exceptions, 17-18
- LDP Party Information, 17-20
- LDP Time Period, 17-20
- Lead/Water Distribution System, 13-19
- Lead-Based Paint, 12-12
- Lead-Paint Conditions, 13-16
- Legal Instruments, 9-1
- Lender Access to Training and Information, 1-48
- Lender Appraisal Processing Program, 15-1
- Lender Changes in its Corporate Structure. *See* Section 1.09, Mergers and Acquisitions Involving Supervised or Nonsupervised Automatic Lenders
- Lender Changes, 15-13
- Lender Experience Criteria, 1-13
- Lender ID Numbers, 1-46
- Lender is Supervised. *See* Section 1.08, How a Supervised or Nonsupervised Automatic Lender Requests VA Recognition of an Agent
- Lender Procedures, 6-20, *See* Section 5.02
- Lender Quality Control System Requirements, 15-6
- Lender Requirements, 15-3
- Lender Responsibilities Under LAPP, 15-14
- Lender Responsibility for VA Guaranteed Loans, 4-2
- Lender Responsibility, 3-24
- Lender Review of Sales Contracts on Proposed Construction, 9-18
- Lender Timeliness, 13-6
- Lender Use of Inspection Reports, 14-14
- Lender/Agent Relationship. *See* Section 1.08, How a Supervised or Nonsupervised Automatic Lender Requests VA Recognition of an Agent
- Lender’s 1% Flat Charge, 8-6
- Lender’s Loan Origination file, 14-10
- Lender’s Use of 1% Flat Charge, 8-8
- Lenders Definition and Authorities, 1-2
- Lender’s Staff Appraisal Reviewer, 13-7
- Lenders That are Considered Supervised, 1-9
- Letters of Credit, 9-25
- Liaison Criteria, 1-16
- Lien Supported Assessment, 13-13
- Liens Covering Community-Type Services and Facilities, 9-13
- Liens Held by Private Parties, 9-13
- Liens, 9-1
- Limitations and Conditions Not Affecting Value, 13-31
- limitations on Borrower-Paid Fees, 8-2
- Limitations on Use of Agents, 1-25
- Limitations, 13-33
- Limited Denial of Participation (LDP), 17-18
- Lines of Credit Criteria, 1-15
- Liquidation Addendum. *See* Section 11.08
- Liquidation Appraisal Addendum Example, 11-27
- Liquidation Appraisal Fees, 10-28
- Liquidation Appraisal, 11-24, 11-25
- List of all Repairs, 11-26
- List of Eligible Loan Purposes, 3-5
- List of VA Offices and Their Jurisdictions. *See* Appendix A
- Loan Assumptions, 3-28
- Loan Closing, 1-19
- Loan Fees and Charges, 6-19
- Loan Guaranty Certificate, 1-29, 7-10, 7-14
- Loan Number, 5-5
- Loan Proceeds not Fully Disbursed, 7-14
- Loan Requirement, 1-45
- Loan Submissions Involving Exempt Borrowers, 8-17
- Loan to Refinance Exception, 3-9
- Loans are Submitted for Prior Approval, 5-6
- Loans Closed by an Automatic Lender. *See* Section 4.08 Documentation for Automated Underwriting Cases
- Loans for Alteration and Repair, 7-21
- Loans to Native American Veterans on Trust Lands, 7-42
- Local Housing/ Planning Authority Code Requirements, 13-17

- Location of SAR, 15-4
- Location of the Regulations Internet Address, 16-28
- Location-Related Property Problem, 10-13
- Maintenance of Loan Records, 1-45, 3-29
- Maintenance of VA Publications, 15-7
- Management Notification and Corrective Action, 15-7
- Manufactured Home Classified as Real Estate, 10-24, 11-19, 12-20, 14-11
- Market Value Appraisals, 11-25
- Marketing Time and Trend, 11-12
- Master Appraisal Fees, 10-28
- Master Appraisal Reports, 11-17
- Master Appraisals, 10-23
- Master or Umbrella Association, 16-5
- Materials Sent to the Borrower, 5-22
- Maturity Extending Beyond the Maximum, 3-20
- Maturity, 3-20
- Maximum Guaranty on a VA Loan, 3-11
- Maximum Guaranty, 6-20
- Maximum Loan Amount Rules, 3-2
- Maximum Loan Amounts, 3-8, 6-19, 7-28
- Maximum Loan Term, 6-8
- Maximum Loan, 3-8
- Maximum Maturity, 3-20
- Mechanical Systems for Basic MPRs, 12-6
- Meets GNMA or Other Secondary Market Requirements, 3-10
- Merger or Acquisition Scenarios, 1-34
- Mergers and Acquisitions Involving Supervised or Nonsupervised Automatic Lenders, 1-31
- Mileage Fee, 10-29
- Minimum Property Requirements and Repairs, 11-15
- Minimum Property Requirements, 12-1
- Minimum Working Capital Or Net Worth Criteria, 1-15
- Missed Inspections, 14-9
- Missing Credit Documentation, 4-69
- Mixed—Use Development, 16-5
- Modular Construction, 10-24
- Moisture and Humidity Reduction, 12-23
- Monetary Penalty, 17-6
- Mortgagee Rights, 16-8
- MPR Variations and Exemptions, 12-3
- Nature of Exclusion, 17-4
- 28action or Existing Homes not Previously Occupied, 7-32
- New Construction, 10-18
- New Farmer or New Farm Operation, 7-37
- No Appraisal Due to Sanction, 10-15
- No Duplicate Appraisals, 10-15
- Non Procurement List, 17-4
- Nonresidential Use for Basic MPRs, 12-6
- Nonsupervised Automatic Lender Definition, 1-2
- Nonsupervised Automatic Lender, 1-25
- Nonsupervised Lenders Definition, 1-2
- Not Inspected Acknowledgement, 13-18
- Notice of Sanction, 17-13
- Notice of Value Conditions and Requirements, 13-12
- Notice of Value Contents, 13-11
- Notice of Value for all Properties in a PUD or Condominium, 16-4
- Notices of Value, 15-15
- Notification of VA Decision, 1-18
- Notification of VA Decision, 15-8
- NOV fFormat When Prepared by VA Staff, 13-11
- NOV Format Under LAPP, 13-11
- NOV Validity Length for Existing or New Construction, 13-25
- NOV Validity Length for Proposed or Under Construction, 13-25
- NOV's Issued by VA Staff, 13-24
- Number and Distribution of Exhibit Sets, 10-23
- Number of Joint Loan Units, 7-4
- Obtaining an Inspection, 14-3
- Obtaining Certificate of Eligibility, 5-3
- Occupancy, 7-4
- Occupancy After Retirement, 3-14
- Occupancy by the spouse, 3-13
- Occupancy Law, 3-13
- Occupancy Requirement Certification, 3-16
- Occupancy Rules, 3-2
- Occupancy Within a "Reasonable Time", 3-14
- Occupancy, 3-13, 7-4
- Offsite Improvements, 13-20
- Ongoing Agency Relationships, 1-11
- Operated or Administered Project, 16-10

- Order of Completion, 5-3
- Origination and Liquidation Similarities, 11-25
- Other Administrative Fees, 1-42
- Other Analysis Errors, 4-71
- Other Appraisal Request Restrictions, 10-15
- Other Certifications, 1-21
- Other Conditions & Requirements, 13-23
- Other Market Analysis Considerations, 11-12
- Other Necessary Documents, 5-18
- Other Parties Fees and Charges, 8-10
- Other Program Participants, 17-14
- Other Property Types, 11-19
- Other Refinancing Loans, 6-23, 8-15
- Other Regulatory Related Requirements, 16-4
- Other Types of Income, 4-26
- Other VA Requirements Exhibit, 16-12
- Paid-in-Full Loans, 3-28
- Partial Exclusion, 17-3
- Partial Loss of Guaranty, 3-26
- Partial Release of Loan Security, 11-19
- Partial Release of Security, 10-12
- Participant Also A Veteran, 17-2
- Participant is an Entity, 17-16, 17-18
- Participants Who Violate Statutory Provisions and Regulations, 17-23
- Participation Fees for Supervised and Nonsupervised Automatic Lenders, 1-40
- Party Walls, 12-12
- Payment Decrease/ Increase Requirements, 6-2
- Penalty for Abuse, 13-9
- Pending Sale of Real Estate, 34. *See* Section 5.04, Conditional Commitments and Section 5.06, Submit "Other Necessary Documents"
- Permanent Investors Criteria, 1-16
- Permanent Perimeter Enclosure, 12-23
- Petition Under Chapter 13 of the Bankruptcy Code, 4-49
- Photograph Requirements, 11-7
- Piers and Footings, 12-22
- Pit Privies, 12-15
- Points be Included in the Loan, 3-18
- Post-Guaranty Issues, 3-27
- Potential Conflict With State, 13-10
- Potential Master Appraisal Restrictions, 10-17
- Potential Restriction to Veterans Under Contract, 10-16
- Powers of Attorney Requirements, 9-15
- Powers of Attorney, 9-15
- Preparing Notices of Value, 13-11
- Prepayment Penalties, 8-9
- Prior Approval Lenders, 1-30
- Prior Approval Loan Guaranteed, 3-25
- Prior Approval Loan Procedures, 5-6
- Prior Approval Loans, 4-4, 9-16
- Prior Approval or Automatic Loan Closing, 7-23
- Private Road/Common Use Driveway, 13-14
- Probationary Period, 1-18, 17-13
- Problem Solving with the Assignment System, 10-4
- Procedure for Case Reviews, 15-11
- Procedures the Lender Must Complete Before VA Issues Guaranty, 5-3
- Processing Charge Clause, 9-3
- Processing of IRRRLs. *See* Section 6.02, IRRRL Made to Refinance Delinquent Loan
- Program Participants, 17-2
- Properties in Coastal Barrier Areas, 11-21
- Properties Near Airports, 11-22
- Properties Not Eligible for Appraisal, 10-13
- Properties Subject to Flooding, 11-21
- Property Eligibility and Appraisal Requests, 10-1
- Property Eligibility, 15-15
- Property Not Likely to Meet MPRs, 10-13
- Property to be Altered. 11-19 *See* Section 10.05
- Property with Encumbrances, 9-12
- Proposed Construction MPRs, 12-4
- Proposed Construction, 13-20, *See* Chapter 12
- Proposed or Under Construction - Manufactured Homes, 12-21
- Proposed or Under Construction, 13-20, 13-25
- Protection Against Loss, 3-24
- PUD Condominium Requirements, 13-14
- PUDs and Condos, 11-20

- Purchase of More than one Separate Residential Unit, 3-6
- Purchase of Unimproved Land, 3-6
- Purchase or Construction of a Combined Residential and Business Property, 3-6
- Purchase or Construction of a Dwelling, 3-6
- Purpose of Appraisal Report Review, 13-3
- Purpose of Guaranty Rules, 3-2
- Purpose of LAPP, 15-1
- Purpose of Lender ID Numbers, 1-46
- Purpose of MPRs, 12-1
- Purpose of the Assignment System, 10-4
- QC Review Criteria, 15-7
- Qualification Criteria, 1-12
- Qualifications or Limitations that Opinion May Include, 16-10
- Qualified Inspectors, 14-12
- Qualified Parties, 16-7
- Qualified Underwriter(s) Criteria, 1-14
- Quality Control Plan Criteria, 1-16
- Quick Reference For Calculation of 2 Veteran on Joint Loans, 7-9
- Real Estate Market Familiarity, 13-4
- Reasonable Value of the Property, 5-3
- Reasonable vs. Market Value, 11-3
- Reasons for Lender Check, 17-5
- Receiving Cash at Closing, 6-5
- Recognizing a Supervised Lender, 1-10
- Recording of Documents, 16-8
- Reduced-Size Plans, 10-23
- References for Reviewing Appraisal Reports, 13-3
- Referral to VA, 13-6
- Refinance Delinquent Loan, 6-15
- Refinancing Loans. 5-2, *See* Chapter 6
- Refinancing of Construction Loans, 3-18
- Refinancing, 10-12
- Refunding Overpayments to the Veteran, 8-21
- Regular Refinancing Loan Exception, 3-8
- Reimbursement out of IRRRL Proceeds, 7-20
- Re-inspection, 14-9
- Remaining Economic Life of Improvements, 11-16
- Remitting the Funding Fee to VA, 8-20
- Rent and Mortgage Payment History, 4-45
- Rental Income, 4-23
- Repairs, 13-16
- Replacement of Missing LGC, 3-27
- Report Loan Closing and Request Guaranty, 6-17
- Request a Change on a NOV, 13-26
- Request for VA Approval. *See* Section 16-A.03
- Requesting an Inspection, 14-3
- Required Appraiser Certification, 11-17
- Required Construction Exhibits, 10-22
- Required Inspections, 14-11
- Required Lien and Maximum Loan Term, 7-23
- Required Submissions for Mergers and Acquisitions, 1-31
- Requirement to Notify VA, 13-30
- Requirements for Cash to the Veteran from Loan Proceeds, 3-7
- Requirments for Establishing an Escrow, 9-22
- Resale of Properties, 9-5
- Residual Income, 4-65
- Resolving LAPP Appraisal Review Problems, 13-5
- Responsibilities of Lender, 17-14
- Restrictions on the Purchase, 9-5
- Restrictions That Do Not Require VA Approval, 9-7
- Restrictions that Require VA Approval, 9-6
- Review on Each Loan Reported, 5-22
- Reviewing Appraisal Reports, 13-3
- Role of Staff Appraisal Reviewer (SAR), 15-3
- Roof Covering, 12-8
- Sales Comparison Approach, 11-9
- Sales Contract Procedures, 9-18
- Sales Dates, 11-10
- Sales Listings and Contract Offers, 11-13
- Sales or Financing Concessions, 11-12
- Sales Price Accommodation, 11-5
- Sales Price Range, 11-10
- Sanctions For Prior Acts Criteria, 1-16
- Sanctions, 17-1
- SAR Certification Placement, 13-7
- SAR Certification, 13-8
- SAR Conflicts of Interest, 15-5
- SAR Employed By New Lender, 15-13
- SAR ID Number, 15-8

- SAR No Longer Employed, 15-13
- SAR Requirements, 15-3
- SAR Training During or After Case Reviews, 15-9
- SAR Training, 15-9
- SAR With Prior LAPP Experience, 15-9
- SAR's Responsibility, 13-7
- SAR's Value Change was Unwarranted, 13-9
- Satisfying the Occupancy Requirement, 3-13
- Scope of Audits or Reviews, 1-52
- Scope of Exclusion, 17-16
- Scope of MPRs, 12-1
- Search Requirement of Debts Owed to the Federal Government. *See* Chapter 4, CAIVRS Procedures
- Second Inspection Stage, 14-6
- Second Mortgage Requirements, 9-10
- Second Mortgages with Unusual Terms, 9-11
- Secondary Borrowing Requirements, 9-10
- Secondary Borrowing, 9-9
- Secondary Borrowing. *See* Section 9.04 for VA Limitations on Secondary Borrowing
- Section C, Estimated Monthly Shelter Expenses, 4-60
- Section D, Debts and Obligations, 4-61
- Security for Existing VA Loan, 10-12
- Security Instrument Requirements, 9-2
- Security Instruments Rules, 3-4
- Security Instruments, 9-2
- Selection of Comparables, 11-26
- Self-Employment Income, 4-14
- Seller Concessions, 8-11
- Sending Information to the VA Office, 1-8
- Sewage Disposal System, 12-15, 14-8
- Shared Facilities and Utilities, 12-9
- Shared Wells, 12-15
- Social Security Deductions, 4-27
- Solar Energy Systems. *See* Section 12.03
- Space Requirements for Basic MPRs, 12-6
- Special Conditions, 16-5
- Special Considerations with Homeowners Associations, 9-29
- Special Inspections, 14-9, 14-11
- Special Provisions for Construction Loans. *See* Section 7.02
- Specially Adapted Housing Cases, 14-2
- Specially Adapted Housing, 12-1
- Sponsoring Lender Definition, 1-3
- Standard and Springfield Plans, 3-22
- Standards Applicable to an RMCR, 4-44
- State Agency Certification of a Condominium, 16-6
- Statement of Qualifications, 16-3
- Statement Regarding the Attorney's Qualifications, 16-3
- State's Requirements for Appraisers, 13-10
- Subdivision Requirements, 16-10
- Subjective Factual Standards, 16-10
- Submission of Appraisal Reports, 11-8
- Submission of Real Estate Market Data, 13-26
- Submissions for LAPP Lenders. *See* Chapter 15
- Submissions for Nonsupervised Automatic Lenders. *See* Section 1.07
- Submit Supervised Lender Determination, 1-10
- Submitting Cases for Processing, 15-15
- Submitting Loans, 17-7
- Submitting Required Documents, 16-11
- Substantive or Repetitive Errors - Example, 17-12
- Superior VA Lien, 16-2
- Supervised Lender Definition and Authorities, 1-2
- Supervised Versus Nonsupervised Automatic Lenders, 1-4
- Supervision by Certain Federal Entities, 1-9
- Supervision by the State of Illinois or New Jersey. *See* Section 1.02, Before a Vendor Starts Making VA Loans
- Supplemental Loan Definition, 7-22
- Supplemental Loans. *See* 7-22 thru 7-26
- Surety Bonds, 9-26
- Suspension, 17-15
- System Transfer, 12-18
- Table of NOV Conditions & Requirements, 13-12
- Table of Required Documents, 16-9
- Technical Incompetence - Withdrawal Example, 17-12
- Temporary Interest Rate Buydowns, 7-33

- Ten Year Insured Protection Plans, 10-20, 3-18
- Third Inspection Stage, 14-7
- Time Adjustments, 11-10
- Title Insurance, 9-5
- Title Limitations on Reasonable Value, 9-7
- Title Limitations, 9-5
- Title Requirements for Every VA loan, 16-2
- Title, 16-11
- Title/Lien Requirements, 6-8
- Total Loss of Guaranty, 3-25
- Training and Case Review Requirements, 15-9
- Training and Case Reviews Completed by Experienced SAR, 15-10
- Training Announcement Internet Page, 1-48
- Training by VA Staff, 15-10
- Training Software, 1-48
- Transfer of Appraiser's Reports Between Lenders, 13-29
- Transfer of Loans, 3-28
- Treatment of Debts Owed to the Federal Government. *See* 4-38 CAIVRS Procedures
- Trust Deed Forms, 12-17
- Trust Deed, 12-18
- Type of Participant, 17-1
- Types of Property Eligible for Appraisal, 10-8
- Unable to Obtain Appraisal, 13-29
- Unavailable or Terminated Insurance, 9-28
- Underwriting Rules, 3-3
- Underwriter Approval of Loans, 1-23
- Underwriter Termination, 1-23
- Underwriter's Certification, 4-50
- Underwriter's Objectives for Verifying Income, 4-6
- Underwriting a Joint Loan, 7-5
- Underwriting Considerations, 7-30
- Underwriting Deficiencies, 4-69
- Underwriting of IRRRLs, 6-11
- Underwriting Policies and Procedures Maintenance, 1-53
- Underwriting the Loan. *See* Section 4, Completing the Procedures, Verifications, and Loan Analysis
- Unfair Contract Provisions or Features, 9-19
- Unfair Contract Provisions or Marketing Practices, 17-21
- Unfair Marketing Practices, 17-22
- Uniform Standards of Professional Appraisal Practice (USPAP), 11-4
- Unresolved Deficiencies, 17-20
- Unusual Occupancy Circumstances, 3-15
- Unvented Space Heaters, 11-22
- Use of a Multitude of Agents, 1-27
- Use of Attorney's Opinion. *See* Section 16-B
- Use of Imaged Documents, 5-5
- Use of Previously Approved Documents, 16-6
- User's Guide, 10-4
- Using Appraisal Requirements Information, 11-2
- Using HUD Publications for VA Purposes, 12-5
- Using the Funding Fee Tables, 8-18
- Utilities, 12-9
- VA Appraisal Requirements, 11-4
- VA Approval Related Requirements, 16-4
- VA Approved Condominium List Internet Address, 16-1
- VA Assignment System, 10-4
- VA Business With Other Participants, 17-7
- VA Decision, 16-7
- VA Fee Panel Appraisals, 15-7
- VA Form 26-0285 Transmittal List, 5-23
- VA Form 26-0286 VA Loan Summary Sheet, 5-24
- VA Forms and Their Uses. *See* Appendix B
- VA Funding Fee, 8-1, 8-16
- VA Guarantee Loan Basic Requirements, 4-2
- VA Guaranteed Loan General rules, 3-2
- VA ID Number, 1-28
- VA Loan and Guaranty, 3-1
- VA Loan Guaranty Program, 17-1
- VA Loan Identification Number, 6-11
- VA Loan Review, 1-20
- VA Loan Size Limitations, 3-8
- VA May Impose Sanctions, 17-21
- VA Minimum Property Requirements (MPRs). *See* Minimum Property Requirements
- VA Notice to Program Participants, 13-34

- VA Office of Jurisdiction. *See* Section 1.04,
- Lenders that are Considered Supervised
- VA Policy on Fees and Charges, 8-2
- VA Process for Approving Requests, 16-5
- VA Reasonable Value, 11-3
- VA Regulations for Joint Loans, 7-2
- VA Regulations on Debarments or Suspensions, 17-16
- VA Reliance on Local Building Inspections, 14-10
- VA Required Documents, 16-9
- VA Reviews Submission. *See* Section 1.04,
- Lenders that are Considered Supervised
- VA Underwriting Standards, 4-2
- VA Value Based on HUD Appraisal, 13-30
- VA's Policy on Unfair Marketing Practices, 17-23
- VA's Role on NOVs, 13-27
- Validity Period Issues, 13-29
- Valuation, 12-18
- Value Adjustments, 11-11
- Value Notices, 13-1
- Value of the Subject Property, 16-3
- Valuing Options, 11-17
- Ventilation, 12-8
- Verification and Procedural Errors, 4-70
- Verification and Rating of Debts and Obligations, 4-45
- Verification of Active Military Applicant's Income, 4-15
- Verification of Alimony and Child Support Obligations, 4-32
- Verification of Multi-Unit Property Securing the VA Loan, 4-23
- Verification of Other Military Allowances, 4-18
- Verification of Recently Discharge Veterans Income, 4-20
- Verification of Rental of Other Property Not Securing the VA Loan, 4-24
- Verification of Rental of the Property Applicant Occupied Prior to the New Loan, 4-23
- Verification of Subsistence and Clothing Allowances, 4-18
- Verification Requirement of Assets, 4-29
- Verification: Military Quarters Allowance, 4-17
- Verify Exempt Status, 8-17
- Verifying Debts and Obligations, 4-31
- Verifying Excluded Parties, 17-5
- Veteran as Contractor, 19. *See* Section 10.08
- Veteran Equal Housing Certification, 17-24
- Veteran Fees, 7-14
- Veteran Under Contract, 13-25
- Veteran/Nonveteran Joint Loan, 7-3
- Veteran's Entitlement, 6-20
- Veteran's Statement and Lender's Certification, 6-3
- Veteran's Statement, 7-31
- Veteran's Status as Alive, not MIA, 9-16
- Violation of Building or Use Restrictions of Record, 13-31
- Violations of Equal Housing Opportunity Laws, 17-23
- Violations, 7
- Waivers or Limitations, 8
- Waiving First and Second Stage Inspections, 14-10
- Water Quality, 12-14
- Water Supply and Sanitary Facilities for Basic MPRs, 12-7
- Water Treatment Systems, 12-14
- Water/Sewer System Acceptability, 13-14
- What Does a VA Guaranty Mean to the Lender, 3-24
- What Does VA Do When Loans are Reported, 5-22
- What LAPP Lenders Can Expect, 15-14
- When a Trust Deed is Required, 12-16
- When an Escrow is not Required, 9-22
- Where a Building Code is Enforced, 12-4
- Where a Building Code is *Not* Enforced, 12-4
- Who Can Request an Appraisal, 10-3
- Who Can Signing Documents for the Lender, 5-5
- Why An Appraisal Is Required, 10-2
- Withdrawal for 1 to 3 Years, 1-39
- Withdrawal for 180 Days, 1-38
- Withdrawal for 60 Days, 1-37
- Withdrawal for an Indefinite Period, 1-36 , 17-7
- Withdrawal For Proper Cause, 17-7

Withdrawal of Automatic Authority from
Supervised or Nonsupervised Automatic
Lenders, 1-36
Withdrawal of Lender's Automatic
Authority, 1-36
Withdrawal Period: 1-3 Years, 17-10
Withdrawal Period: 180 Days, 17-9
Withdrawal Period: 60 Days, 17-8

Withdrawal Time Periods, 17-8
Wood Destroying Insect Information, 13-13
Wood Destroying Insects/Fungus/Dry Rot,
12-11
Written Notification of Deficiencies, 1-52
Zoning Requirements, 10
