

Veterans Benefits Administration  
Department of Veterans Affairs  
Washington, D.C. 20420

VA Manual 26-3, Revised  
Change 30  
May 30, 2024

**To: Regional Loan Center Personnel and Other Participants in the VA Loan Administration Program**

**Subject: Transmittal of Change 30 to M26-3, Loan Management and Service Policies, Procedures, and Methods, Loan Guaranty Operations for Regional Offices**

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**Purpose** Attached are revisions to Chapter 12 of VA M26-3, Loan Management and Service Policies, Procedures, and Methods, Loan Guaranty Operations for Regional Offices.

**Changes** Chapter 12 of VA Manual 26-3 was revised to update process details for Reconveyance of Property and add references to additional information on event reporting related to property reconveyance, invalid sale, and improper TOC, and reports outlining the BOC status in section 12.01, add new section 12.02 Title Problems, add details on extension requests and provide examples of situations where a servicer erroneously records a deed transferring title of the property to VA in section 12.03, add new section 12.04 Requesting a Quit Claim Deed, and add new section 12.05 Executing a Quit Claim Deed.

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**Additional Copies** Additional copies may be downloaded at [https://www.benefits.va.gov/WARMS/M26\\_3.asp](https://www.benefits.va.gov/WARMS/M26_3.asp).

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