

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

VA Manual 26-3, Revised
Change 31
June 12, 2024

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

Subject: Transmittal of Change 31 to M26-3, Loan Management and Service Policies, Procedures, and Methods, Loan Guaranty Operations for Regional Offices

Purpose Attached are revisions to Chapter 14 of VA M26-3, Loan Management and Service Policies, Procedures, and Methods, Loan Guaranty Operations for Regional Offices.

Changes Chapter 14 of VA Manual 26-3 was revised to add a note that Claims submitted on Terminated Mobile Homes are paid outside of VALERI in section 14.01. In section 14.03, added an example of the VALERI Claim Payment calculation and information about comparing Gross Claim amount to Guaranty Amount, and removed redundant information on liquidation expenses, advances, and credits. In section 14.04, fully updated all details related to advances (for insurance, taxes, property preservation, and association fees), expenses (for attorney fees, appraisal fees, title expenses, filing fees, recording fees, deed to VA, foreclosure facilitation fees, other allowable fees/costs), and credits. In section 14.05, added information about VA's maximum guaranty obligation to servicers. Removed former section 14.06 VA Calculates Claim Payment and removed former section 14.08 Credits to Claim. In section 14.09, updated details on the finality of supplemental claims. In section 14.10, updated claim process details for mobile homes. In section 14.11, updated process details for funds received by VA after claim payment.

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Additional copies may be downloaded at
https://www.benefits.va.gov/WARMS/M26_3.asp.

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