Native American Direct Loans VA Manual 26-13

Table of Contents

Chaj	pter 1- Introduction	
1.01	Purpose	1-2
1.02	Background	1-2
1.03	Prerequisites	1-2
1.04	Loan Limits and Interest Rates	1-2
1.05	Types of Land Ownership	1-3
1.06	Definitions	1-3
Cha	pter 2- The Memorandum of Understanding (MOU)	
2.01	Legal Requirements	2-2
2.02	MOU Process	2-2
2.03	Review and Approval of MOUs	2-2
	MOU Storage	
	Loan Application in Absence of MOU	
	Electronic Documentation of Native American Direct Loan Files	
Cha	pter 3- Eligibility	
3.01	Eligible Loan Purpose	3-2
	Eligibility of the Veteran	
	Eligibility of the Land and Types of Land Ownership	
	Eligibility of the Property	
Cha	pter 4- Processing the Application	
4.01	Basic Requirements	4-2
4.02	Interest Rate	4-2
	Funding Fee	4-2
	Maximum Loan Amount	4-2
4.05	Loan Maturity	4-3
4.06	Title	4-3
4.07	Lien Requirements	4-3
4.08	Processing a NADL	4-4
4.09	Application Processing—Generally	4-4
4.10	Application Processing—Loans in the South Pacific	4-5
	Rejected Applications	4-6
4.12	Approved Applications	4-6
4.13	Contractors/Vendors	4-6
	Pay-outs	4-6
	How to Order Pay-outs	4-7
	Partial Payments	4-7
	Underwriting Responsibilities	4-7
	Native American Documentation	4-7

Table of Contents, Continued

4.19	Appraisal/Credit Report Fee.	4-8
4.20	Interest Rate Reduction Refinancing Loans (IRRRLs)	4-8
4.21	Loan Docket/VA Loan Identification Number (LIN)	4-8
	Application Maintenance	4-8
4.23	Third-Party Processing.	4-9
Cha	pter 5- Credit Standards	
	General	5-2
5.02	Denials/Interest Rate Reduction Refinance Loans (IRRRLs)/	
	Withdrawals	5-2
5.03	Income of a Spouse	5-3
5.04	Tribal Downpayment / Buydown Assistance	5-3
Cha	pter 6- Construction and Home Improvement Loans	
	Overview	6-2
6.02	Basic Methods of Handling Construction Financing	6-2
6.03	The Builder	6-2
6.04	Documentation Requirements	6-2
6.05	Construction Inspections	6-3
CI.		
	pter 7- Closing Native American Direct Loans	7.0
	Approval of Loan Closers	
	Responsibility of Loan Closer	7-2 7-2
	Assignment of, and Request for, Loan Closer	
	Preparation and Transmittal of Case to Loan Closer	
	Estate of Veteran	
	Execution and Recording of Debt and Security Instruments	
	Loan Proceeds Request.	7-5
	Shipment of Papers and Final Report of Loan Closer	

Table of Contents, Continued, Continued

Char	oter 8- Processing Payments/Vouchers	
_	Establishing Obligations and Requesting	
	Increases / Decreases to Existing Obligations	8-2
8.02	Native American Direct Loan (NADL) Setup Sheet	
	Requirements	8-3
8.03	NADL Interest Rate Reduction Refinance Loan (IRRRL)	
	Requirements for New Loan Obligations	
	and Old Loan Pay-offs	8-4
8.04	Preparing Vouchers, Generally	8-4
Chap	oter 9- Closing Native American Direct Loans	
		9-2
9.02	New Construction	9-2
	Contractor/Builder	
9.04	Construction Process	9-3
9.05	Inspections.	9-5
9.06	Unforeseen Circumstances During Construction	9-6
Chap	oter 10- Other Programs	
10.01	How to Use this Chapter	10-2
10.02	Specially Adapted Housing (SAH) Grants and Native American Direct	
	Loan (NADL) Benefits.	10-2
_	oter 11-Appraiser Requirements	
	Statutory Requirements	11-2
11.02	Required Activities	11-2
11.03	Establishing Outreach Goals	11-2
11.04	Outreach Coordination	11-2