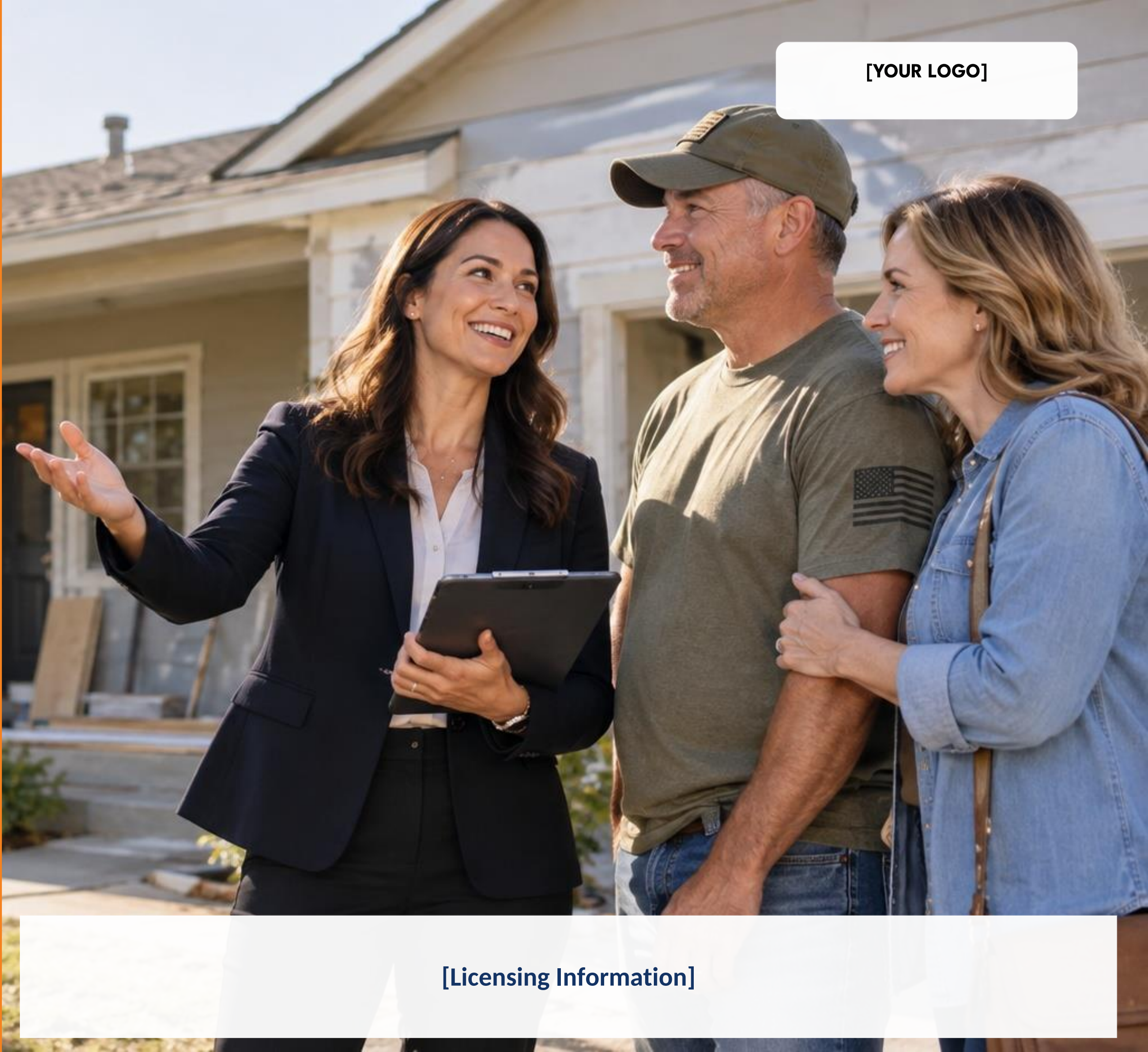


VA Renovation Loan

Help eligible Veterans see the
potential in homes that need repairs.

[Loan Officer Name] | [Company Name]
[Address]
[Phone] | [Email] | NMLS #[Insert]

[YOUR LOGO]



[Licensing Information]

The Market Problem

Many homes have potential, but deferred repairs can limit VA buyer options.

Inventory is tight

VA buyers may need to consider homes that are solid but dated or in need of repair.

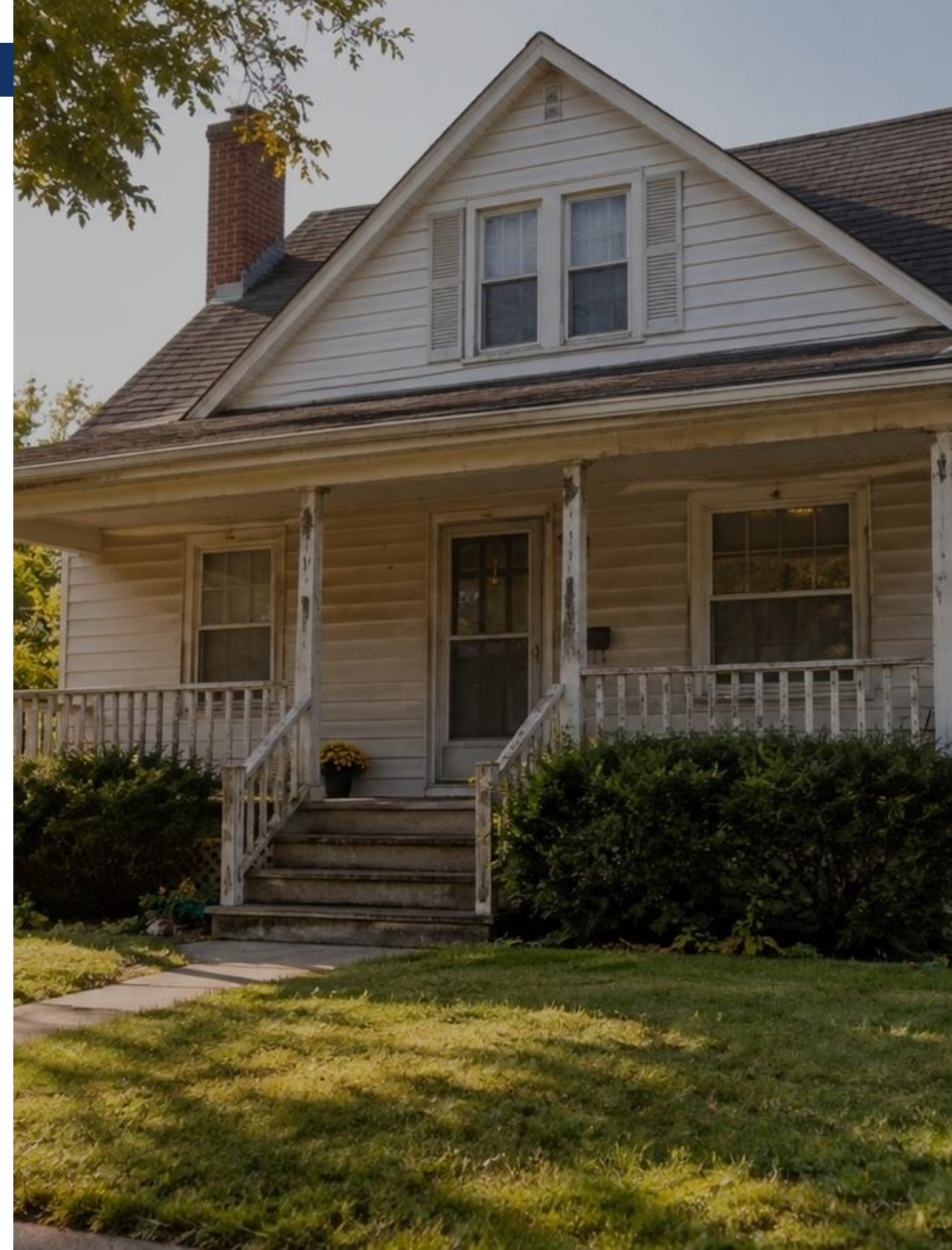
Condition can block opportunity

Repairs that affect safety, function, or VA Minimum Property Requirements can create hesitation.

Renovation financing creates a path

A single-close VA Renovation loan can help qualified borrowers finance the home and eligible improvements.

Realtor takeaway: do not automatically rule out a property because it needs work.



What is a VA Renovation Loan?

[YOUR LOGO]

One transaction. One loan. One path from “needs work” to “ready for home”

- Can be used with a purchase or eligible VA cash-out refinance
- Funds are included in the loan balance for approved repairs or improvements
- Repairs must be permanently affixed to the real property
- Not intended for complete tear down and reconstruction



Why Realtors Should Care



This program can turn a listing obstacle into a buyer solution.



**More properties
become possible**

Older, dated, or repair-heavy homes may fit the buyer’s needs when a renovation path is available.



**VA buyer strength
stays intact**

Qualified Veterans may still benefit from VA advantages like no required down payment and no monthly PMI.



**Repair concerns
become strategy**

Instead of walking away, the team can evaluate scope, cost, timeline, and value.

The realtor win: more informed offers, fewer surprises, and a clearer repair conversation.

Best-Fit Property Opportunities

[YOUR LOGO]

Look for homes where repairs are manageable and value supports the project



1

Expired or stale listings

Properties that struggled due to visible repair needs or limited buyer financing options.

2

VA MPR-related issues

Repairs connected to safety, sanitation, function, or access.

3

Dated but livable homes

Kitchens, bathrooms, flooring, systems, accessibility, and exterior improvements.

4

Buyer personalization

Helping a Veteran make a home functional, modern, and suited to long-term needs.

Buyer & Property Snapshot

[YOUR LOGO]

High-level eligibility points for real estate conversations.

Borrower Basics

- Standard VA eligibility applies.
- Minimum FICO: 600 for purchase.
- VA cash-out options are limited to repair needs only.
- DTI and LTV follow standard VA guideline requirements.
- Not available in NY

Property Basics

- Owner-occupied primary residences
- One-unit properties, PUDs, and VA approved condos
- Manufactured and modular homes may be eligible
- Home must be habitable at application
- Repairs must be at or under \$50k and non-structural

Always verify borrower, property, state, and transaction details before writing the strategy around this program.

The Repair Sweet Spot

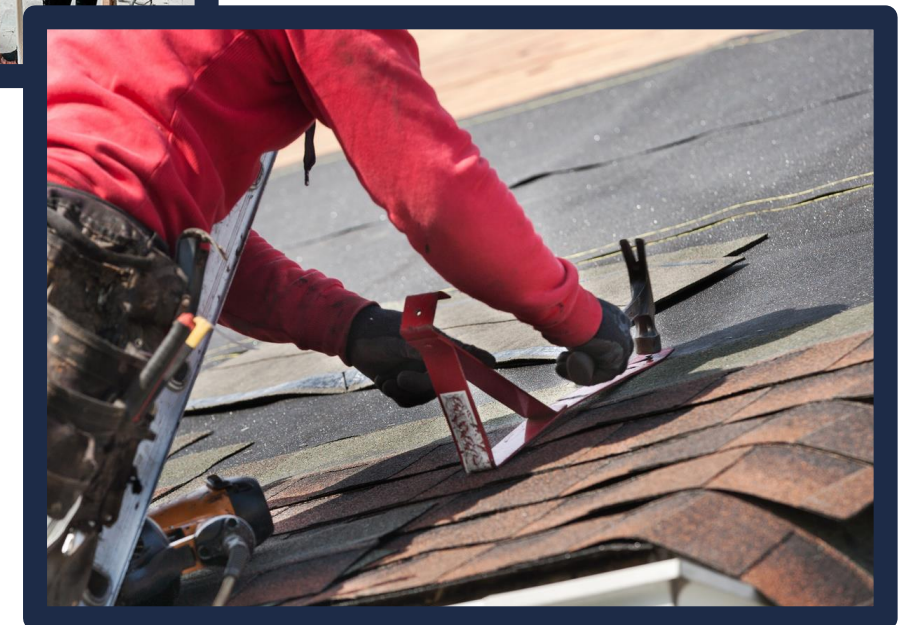
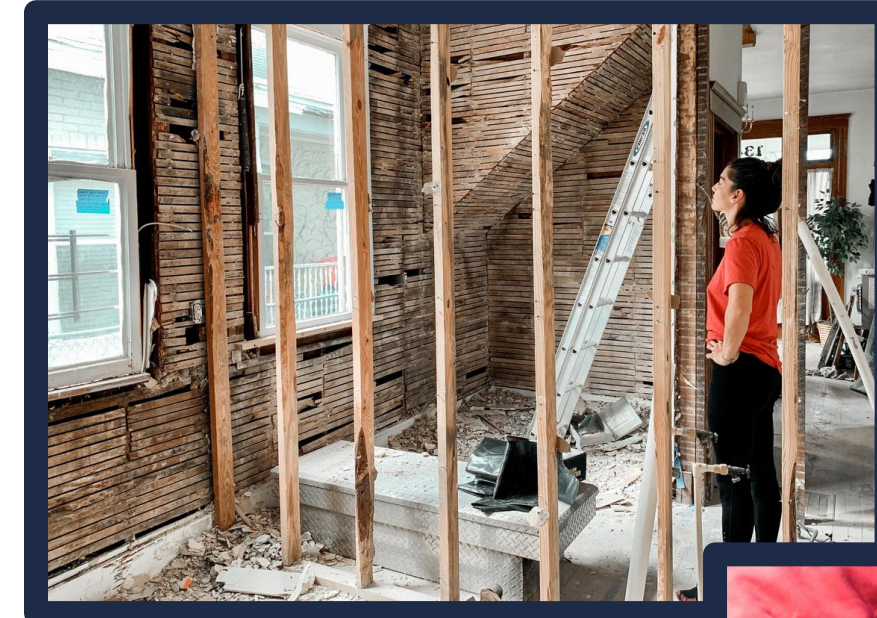
[YOUR LOGO]

Look for:

- Roofing, siding, gutters, decks, porches, patios.
- Plumbing, heating, AC, electrical updates
- Modernization, accessibility, energy conservation improvements
- Appliances that are built-in or permitted by program guidance

Avoid:

- Luxury or recreational repairs
- Structural repairs
- Self-help work or projects over four months
- Repairs over \$50k
- Repairs that make the property unoccupiable for more than 15 days



Simple rule:
Send realistic repairs, not full rebuilds.

Two Important Points

[YOUR LOGO]

Contractor

- One general contractor
- Detailed bid with labor/materials costs
- Business license, insurance, references, W-9
- No identity or conflict of interest issues

Appraisal

- VA appraisal ordered with the bid
- Appraisal ordered subject to repairs and alterations
- VA appraiser may hold the order until the bid is provided



“Get the bid conversation started immediately”

Post Closing Completion

[YOUR LOGO]

Funds are controlled through draws, inspections, and final disbursement

What agents should know after closing:

- No funds are disbursed before work is in place
- Draws are based on inspection results and percentage of completion
- Each authorized draw includes a 10% holdback until final disbursement
- Unused escrow funds are applied as a principal reduction

Work must be completed within 4 months.



[YOUR LOGO]

Ready to review a scenario?

Send the property address, repair concerns, estimated scope, and buyer details to your lending partner before writing the strategy around the offer.

[Loan Officer Name]
[Company Name] • NMLS #[Insert]
[Address]
[Phone] | [Email] | [Website]

[Licensing Information]