

# Special Loans For Those Who've Served

We are honored to help veterans and active-duty military families with VA home loans that offer better terms than most conventional loans.

It is a myth that a VA Purchase Loan takes longer to process and close. Consider the benefits of this convenient loan:

- VA loans are generally less expensive due to some fees not allowed to be charged
- No down payments are required; you may finance up to the full amount of the home value. VA loans may be as high as \$726,200.
- Interest rates are often more favorable and more affordable for veterans.
- VA does not require private monthly mortgage insurance.
- It is possible for a veteran to have more than one VA loan at a time.
- Once you are a military veteran, you have earned VA benefits for life, whether you are discharged or on active duty.
- Minimum credit scores as low as 580 may be eligible.
- The Certificate of Eligibility or (COE), the COE should be pulled at the beginning of the loan process to determine the veterans entitlement.
- The Notification of Value or (NOV), the NOV can be issued within days of the appraisal completion.
- If veteran is Active Duty at the time of closing, the lender must verify veteran is alive and/or not missing in action.

## VA appraisals have less rules than an FHA or USDA loan.

When comparing them to conventional loans, VA appraisals must meet some safety hazards, but this is always in the best interest of the Veteran.

# CARROLLTON BANK

Please visit [www.carrolltonbanking.com/home-loans](http://www.carrolltonbanking.com/home-loans) to learn more about how we can help.



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