

## VA GUARANTEED HOME LOAN CASH-OUT REFINANCE COMPARISON CERTIFICATION

### PROPOSED REFINANCE LOAN

*Sections I through III should be completed within 3 business days of the loan application. Please note that the information provided in these sections represent an **estimate** of the refinance loan and its impact.*

#### Section I – PROPOSED REFINANCE LOAN COMPARISON

(This section to be completed by the Broker.)

Loan Application Date: \_\_\_\_\_

	<u>EXISTING LOAN</u>	<u>PROPOSED LOAN</u>	<u>ESTIMATED IMPACT OF REFINANCE</u>
Loan Balance	\$ _____	\$ _____	\$ _____
Monthly Principal & Interest Payment	\$ _____	\$ _____	\$ _____
Remaining Term (months)	_____	_____	_____
Loan Type	_____	_____	N/A
Interest Rate	_____%	_____%	_____%
Total Cost of the Remaining Scheduled Payments	\$ _____	\$ _____	\$ _____
Estimated Property Value	\$ _____	\$ _____	\$ _____
Loan-to-Value Percentage	_____%	_____%	_____%
Home Equity Remaining	\$ _____	\$ _____	\$ _____

#### Section II – NET TANGIBLE BENEFIT FOR PROPOSED REFINANCE LOAN

(This section to be completed by the Lender.)

To the best of our knowledge, Homebridge Financial Services, Inc, has determined that the proposed refinance loan outlined in Section I meets the following net tangible benefits (check all that apply):

- The new loan eliminates monthly mortgage insurance, whether public or private, or monthly guaranty insurance
- The term of the new loan is shorter than the term of the loan being refinanced
- The interest rate on the new loan is lower than the interest rate on the loan being refinanced
- The payment on the new loan is lower than the payment on the loan being refinanced
- The new loan results in an increase in the borrower's monthly residual income as explained by 38 CFR 36.4340(e)
- The new loan refinances an interim loan to construct, alter, or repair the primary home
- The new loan amount is equal to or less than 90 percent of the reasonable value of the home
- The new loan refinances an adjustable rate mortgage to a fixed rate loan

#### Section III – BORROWER CERTIFICATION FOR PROPOSED REFINANCE LOAN

I/We hereby certify that I/we understand the estimated effect the proposed refinancing has on my loan balance, payments, interest rate, term, total payback of payments, and remaining equity in my home should I/we accept a refinance loan.

**Borrower** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Co-Borrower** \_\_\_\_\_ **Date:** \_\_\_\_\_