

Desert Empire Mortgage

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VA LOANS - Who Pays the Fees ??

(VA NO NO Seller can pay ALL fees !)

What are the VA Non Allowables ?

If the lender waives the Loan Origination fee, then the Buyer / Borrower can pay up to 1% of the NonAllowables !!!

The Veteran CAN NOT pay

(VA Nonallowables)

(seller or other 3rd party MUST pay)

escrow fees,

(seller or 3rd party pays BOTH sides)

realtor commission

loan;

underwriting

processing

documents

other "loan" fees

CLTA title insurance

title's sub escrow fees

escrows loan tie in fee

trustees fees

tax service

flood certification

wire fees

notary fees

attorney's fees

property costs/fees;

repairs

sewer hookup

septic certification

smoke detector

etc.

documentary transfer tax

liens and encumbrances

The Veteran CAN pay

(VA NO NO the seller, or any other 3rd party can pay too)

VA funding fee

1% origination fee

discount points

appraisal

& compliance inspections

credit report(s)

recording fees

taxes

insurance

HOA dues

prorations

taxes

insurance

HOA dues

assessments

interest

ALTA title

and some endorsements

downpayment if any,

(Veteran MUST pay)

termite repairs,

(but NOT the report !)

Call Scott Simmons at 760-831-0044

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