



Use Your Veteran Benefits With A VA Home Loan or VA Home Refinance

Take advantage of your VA benefits with a VA home loan or VA Interest Rate Reduction Loan. If you're a veteran looking for a house, or looking to save money by refinancing, a VA home loan is the perfect option. A VA home loan is a loan guaranteed by the U.S. Department of Veterans Affairs (VA). The loan itself is made by a private lender like a bank or mortgage company, but the VA guarantees the bank against any loss if you fail to repay the loan. This guarantee allows veterans to get better deals on home loans and financing. You don't need to be a first-time home buyer, and you can reuse the benefit.

Who's Eligible?

The following veterans are eligible for VA home loans:

- World War II veterans who served active duty for 90 days between 9/16/1940 and 7/25/1947
- Post-WWII veterans who served active duty for 181 continuous days between 7/26/1947 and 6/26/1950
- Korean War veterans who served active duty for 90 days between 6/27/1950 and 1/31/1955
- Vietnam War veterans who served active duty for 90 days between 8/5/1964 and 5/7/1975 (for veterans who served in the Republic of Vietnam, the starting date is 2/28/1961)
- Post-Vietnam War veterans who served active duty for 181 continuous days between 5/8/1975 and 9/7/1980(ending date for officers is 10/16/1981)
- Veterans who served active duty for 24 months or 181 continuous days between 9/8/1980 and 8/1/1990
- Gulf War veterans who served active duty for 24 months or 90 days between 8/2/1990 and the present
- Those currently on active duty for at least 90 days
- National Guard & Reserve members who served active duty in the Gulf War for 90 days between 8/2/1990 and the present
- National Guard & Reserve members who gave at least six years of service in the Selected Reserve or National Guard and:
 - Were honorably discharged, or
 - Were placed on the retired list, or
 - Were transferred to the Standby Reserve or an element of the Ready Reserve other than the Selected Reserve after service characterized as honorable, or
 - Continue to serve in the Selected Reserve

You must have suitable credit, sufficient income, and a valid Certificate of Eligibility (COE) to be eligible for a VA guaranteed home loan. The home must be for your own personal occupancy. [Learn more.](#)

A VA home loan or VA home refinance comes with many benefits, including:

- No monthly private mortgage insurance (PMI)
- No appraisal needed on VA Streamline refinances
- 100% financing available for purchase or refinance — no down payment as long as the sales price doesn't exceed the appraised value
- 95% cash out refinance

Should you have any additional questions about VA loans or how they work, [please contact us](#). We'll help you determine if a VA home loan is the right solution for you.