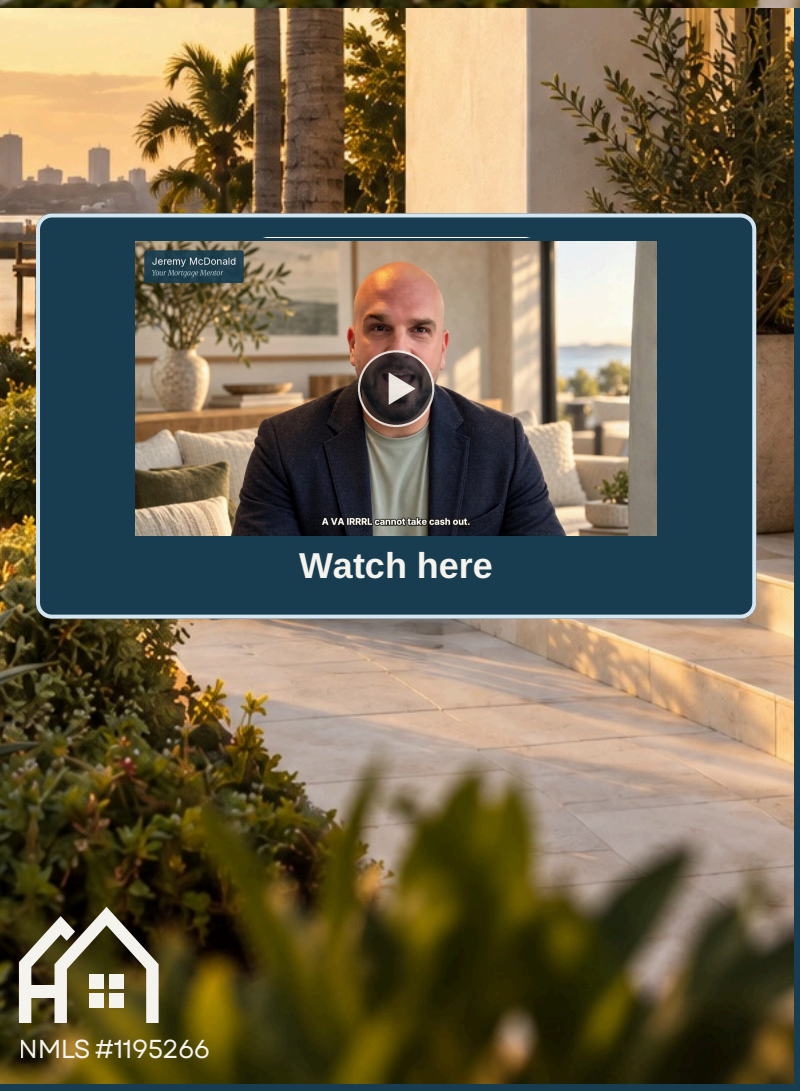
VA REFINANCE

THE CASH-OUT *Guide*



Watch here

A clear look at a VA cash-out.

Who it's for, how much equity you may use, the funding fee, and the process from application to funding.

Prepared by

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Your Mortgage Mentor

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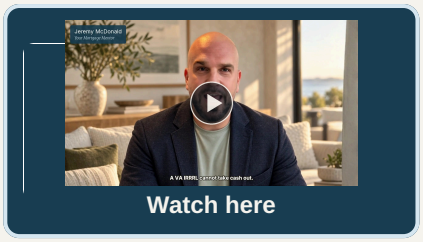

Who a VA cash-out is really for

A VA cash-out refinance can take equity out as cash, or refinance a non-VA loan into a VA loan.

A new appraisal is required. VA generally allows the loan, including a financed funding fee, to go up to 100% of the home's reasonable value. This is a full qualification, not an IRRRL.

The funding fee is typically 2.15% for a first-use cash-out and 3.3% for a later use, unless you are exempt. I'll run the equity and fee numbers with you first.

INSIDE THIS GUIDE

01 **Who it's for**
See if this path fits your situation.

02 **The loan process**
From application and disclosures to appraisal, underwriting, and funding.

03 **The costs**
Cash you may take out, funding fee, closing costs, and the new payment.

04 **Your worksheet**
Organize your current loan, equity goal, and timeline.

HOW TO USE THIS GUIDE

01 Read who this refinance is for and the key requirements.

02 Walk through the process, including whether an appraisal is needed.

03 Fill in the worksheet with your current loan and your goal.

04 Bring your questions when we talk. Call or text me at (904) 442-3213.

Meet your mentor

Jeremy McDonald
Your Mortgage Mentor

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Seven steps in your refinance

Here's the real refinance path, from application to funding. I'll tell you at the start whether a new appraisal is part of this loan.



Watch here

01

Application

We'll review your equity goal, entitlement, and occupancy, then take a cash-out application.

02

Loan Disclosures Go Out

Your loan disclosures go out so you can see estimated costs and the new terms in writing before we go further.

03

File Is Assembled

We gather your current loan information and anything else the file needs, then get it ready for underwriting.

04

Appraisal and Underwriting

We order the VA appraisal and submit your file to underwriting so the value, equity, and the loan can be reviewed together.

05

Conditions

If underwriting asks for more items, I'll tell you exactly what we need and why.

06

Clear to Close

Once you're clear to close, review your Closing Disclosure. You should have it at least three business days before signing.

07

Closing and Funding

You sign and the new loan pays off the old one. Eligible cash is disbursed after closing. On a primary home, you generally have a three-business-day right to cancel.

PRO TIP

Don't mix up cash-out with an IRRRL.

An IRRRL cannot take cash out. If equity is the goal, we use a VA cash-out refinance, which needs an appraisal and a different funding fee.

WHAT'S THE TIMELINE?

Timing depends on the appraisal, underwriting, and how quickly documents come in.

I'll stay in close touch so you always know what is next.

NEED A HAND?

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Plan the cash and the costs

VA can allow a high loan-to-value cash-out, but you still need a plan for the funding fee, closing costs, and the new payment.

01. EQUITY YOU CAN USE

VA generally allows cash-out up to 100% of reasonable value, including a financed funding fee. The appraisal, not an online estimate, sets the number.

YOUR ESTIMATE: $_____

02. CLOSING COSTS

These may include title services, taxes, prepaid items, and allowed lender charges. I'll show you net cash after costs.

YOUR ESTIMATE: $_____

03. APPRAISAL

A new VA appraisal is required. Budget for it, and remember that the value has to support both the refinance and the cash you want to take out.

YOUR ESTIMATE: $_____

04. VA FUNDING FEE

The cash-out funding fee is typically 2.15% for first use and 3.3% for a later use, unless you are exempt. It can usually be financed.

YOUR ESTIMATE: $_____

Understand your monthly payment

- **PRINCIPAL**

The portion of your payment that reduces the amount you borrowed.

- **INTEREST**

The cost of borrowing money on this loan.

- **TAXES & INSURANCE**

Property taxes and homeowners insurance, often collected with your payment.

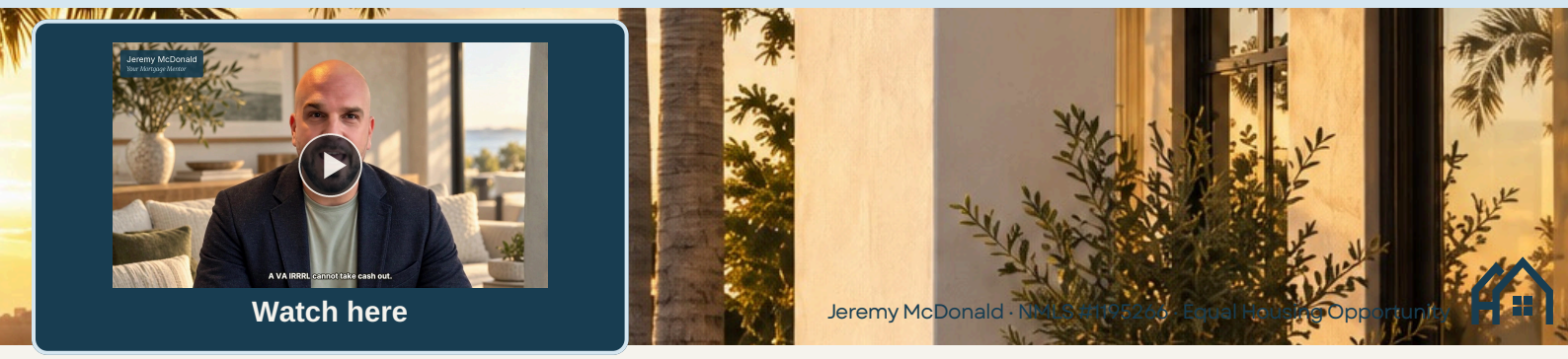
- **NO MONTHLY MI**

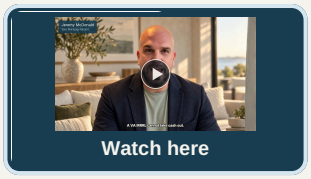
VA loans do not require monthly mortgage insurance. Your new payment is typically principal, interest, taxes, and insurance.

Other items to consider

Occupancy and entitlement still matter. Program details can change, and I'll confirm current VA cash-out rules and your fee or exemption on your file.

Ask me for a personalized estimate of your total monthly payment and closing costs.





Get your cash-out numbers on paper.

Use this worksheet to organize your current loan, the cash you may need, and your timeline.

YOUR REFINANCE PLAN

CURRENT LOAN BALANCE

$_____

TARGET MONTHLY PAYMENT

$_____

CURRENT RATE AND TERM

TARGET CLOSE DATE

DEFINE YOUR GOAL

WHY I'M REFINANCING

Lower payment, shorter term, cash-out, or another goal.

- ○ _____
- ○ _____
- ○ _____
- ○ _____
- ○ _____

WHAT I WANT TO KEEP

Terms or features you don't want to give up.

- ○ _____
- ○ _____
- ○ _____
- ○ _____
- ○ _____

WHAT TO AVOID

Costs, timelines, or terms that would make this a poor fit.

- ○ _____
- ○ _____
- ○ _____
- ○ _____
- ○ _____

LOAN FILE NOTES

PROPERTY ADDRESS	ESTIMATED VALUE	CASH-OUT GOAL	PRIORITY	NOTES
			○ ○ ○ ○ ○	
			○ ○ ○ ○ ○	
			○ ○ ○ ○ ○	
			○ ○ ○ ○ ○	
			○ ○ ○ ○ ○	

Current loan details, questions, and items to send in.

Your next step

Write down your balance, estimated value, and cash goal, then call or text me at (904) 442-3213. We'll see whether VA cash-out fits and confirm any funding fee or exemption.

Program rules can change. I'll confirm current VA cash-out requirements on your file.

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