



# United Fidelity Funding Cash-Out Refinance Net Tangible Benefit

**Applicant Name:**

**Loan Number:**

Lenders must ensure that all cash-out refinancing loans pass a NTB, which includes providing the Veteran with the following information no later than the third business day after receiving the Veteran's loan application, and again at closing:

**The refinancing loan satisfies at least one of the following 8 NTB:**

- 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;
- The new loan refinances an interim loan to construct, alter, or repair the home;
- The new loan amount is equal to or less than 90 percent of the reasonable value of the home, or;
- The new loan refinances an adjustable rate loan to a fixed rate loan.



<b>Loan Comparison</b>	<b>New</b>	<b>Current</b>
Loan Amount / Payoff		
Loan Type		
Interest Rate		
Loan Term		
Total of All Payments		
LTV		

**Estimate of the home equity being removed from the home as a result of the re-finance and how removal of equity may affect the Veteran:**



**Loan Seasoning:**

- 210 days after the first monthly payment is made:

First payment date = \_\_\_\_\_ 210 days = \_\_\_\_\_

- Six monthly payments have been made on the loan:

First payment date = \_\_\_\_\_ 6 payments = \_\_\_\_\_

**Fee Recoupment Certification:**

Current mortgage payment: \_\_\_\_\_

New mortgage payment: \_\_\_\_\_

Savings: \_\_\_\_\_

Total fees: \_\_\_\_\_

Recoup (in months): \_\_\_\_\_

Underwriter Certification: \_\_\_\_\_

Note: The recoupment period of all fees, closing costs, expenses (other than taxes, escrow, insurance, and like assessments), and incurred costs must not exceed 36 months from the date of loan closing. The lender must certify the recoupment period to VA to obtain a Loan Guaranty Certificate. This requirement only applies to TYPE I cash-out refinancing loans made to re-finance and existing VA-guaranteed home loan.



**Loan – to – Value:**

Loan amount = \_\_\_\_\_

VA Funding Fee = \_\_\_\_\_

Appraised Value = \_\_\_\_\_

LTV = \_\_\_\_\_

Note: VA will no longer guaranty refinancing loans when the LTV exceeds 100 percent. If the Veteran chooses to close a loan in which the loan amount exceeds 100 percent of the reasonable value of the property, the Veteran must pay the amount which exceeds 100 percent of the property value at loan closing.

Note: Divide the total loan amount (including VA funding fee, if applicable) by the reasonable value of the Notice of Value of the property determined by the appraiser.

Underwriter Signature

Date