

## VA Guideline Reference Tool (12/17/25)

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### Introduction

While the Chase Correspondent Division does not underwrite any VA loans on behalf of Correspondents, it purchases VA guaranteed government loans from delegated Correspondents.

To qualify for purchase by Chase, the Correspondent must be approved for government delegated authority by the Customer Management Group, and must process, close, and document the loan in accordance with all VA eligibility requirements.

This tool is designed as a quick reference for VA guidelines. For underwriting purposes, this tool should be used in conjunction with all the following:

- VA Guidelines as outlined in the VA Handbook,
- VA Circulars,
- Ginnie Mae (GNMA) Requirements, and

- Federal Register Updates

Note: If a topic is not addressed within this tool then Chase does not have additional requirements and the Correspondent should follow the respective VA requirements.

**Product Specifications**

**Amortization Type**

Fully Amortizing

**Base Loan Amount**

Loan Amount	Requirement(s)
Minimum	No minimum loan amount
Maximum	<p>Maximum Base Loan Amount Determination</p> <p>Determine the maximum base loan amount based on the veteran(s)' entitlement(s):</p> <ul style="list-style-type: none"> <li>• Partial Entitlement(s) available: <ul style="list-style-type: none"> <li>◦ Follow VA guidelines to determine the maximum base loan amount.</li> </ul> </li> <li>• Full Entitlement(s) available: <ul style="list-style-type: none"> <li>◦ Follow VA guidelines to determine the maximum base loan amount, plus</li> <li>◦ If the base loan amount exceeds \$1,249,125 (the highest 2026 FHFA Conforming Loan Limit for a one-unit property), Chase requires a minimum down payment. Refer to the VA Jumbo Minimum Down Payment Calculation in the Chase Underwriting Overlays section of this topic for more details.</li> </ul> </li> </ul>

**Cash-out Refinance**

The maximum LTV is 90% , including financed VA funding fee

**Chase VA Institution ID Number**

555180

**Credit Score**

- Minimum 620 FICO
- Each applicant must have at least one valid credit score
- Non-traditional credit is not permitted, and:
  - 000 credit score is not considered valid
  - Non-traditional credit is not permitted, and
  - Credit reports (such as, Experian Boost, UltraFICO) based on non-traditional credit are not permitted

**Eligible Loan Terms**

10, 15, 20, 25 and 30 Years

**Escrow Holdback/Completion Escrows/ Alteration and Repair Loans**

Escrow Holdback/Completion Escrows/Alteration and Repair Loans are eligible for delivery to Chase prior to repairs being completed. Follow VA guidelines.

**Geographic Restrictions**

Property address must be in the Continental U.S., Alaska or Hawaii

**Ineligible Products/Features**

The following products and features are not eligible:

- Life Estate
- Live Free Mortgages
- Loan with PACE, HERO, or any energy improvement loan regardless of ability to subordinate
- Chase will not purchase the following transactions:
  - Where the Right of Rescission has been waived or reopened
  - Income derived from an activity that is deemed illegal by federal or state law (for example, income derived from a business that is legal by state law but illegal by federal law) cannot be considered

- Properties with agricultural type land (such as orchards or ranches), including properties that are currently not commercially income producing
- For all transactions, Chase will not lend on, or permit to be used as security, any land, building, property, structure, etc. in which there is knowledge of an illegal activity occurring past or present (based on federal or state law), regardless of whether any income or assets are being derived from the illegal activity. Property alterations cannot be made to achieve collateral eligibility
- ARM transactions
- Interim Construction Financing (loans are eligible for delivery to Chase when all construction, including outstanding repairs, are complete)
- Loans secured by manufactured housing
- Texas 50(a)(6) or a refinance of a Texas 50(a)(6)

**Loan Transfers**

To request a loan transfer on an VA loan, submit request containing the following information to [GLS.Team@jpmchase.com](mailto:GLS.Team@jpmchase.com)

- Correspondent Name and C-Code
- Borrower Name
- VA 13 digit case number
- Correspondent 10 digit lender ID
- 10 digit Lender ID for Lender loan is being transferred to

**Market Types**

Product	Market Type
30/25/20 Year Fixed Conforming (GNMA I – Half or whole Note rates)	105
30/25/20 Year Fixed Conforming (GNMA II – Other than half or whole Note rate increments)	110
15/10 Year Fixed Conforming	140

**Maximum LTV/CLTV**

Maximum LTV is limited to the lesser of the maximum allowed by VA Guidelines or the following

Loan Purpose	Maximum LTV
Purchase	Base Loan Amount: 100% Total loan amount: 100% plus a financed funding fee
No Cash-out Refinance*	Total Loan Amount: 100% including financed VA funding fee
Cash-out Refinance*	Total Loan Amount: 90% , including financed VA funding fee
*Chase uses the FHA NCO refinance definition for VA NCO non-IRRRL refinances. If does not meet, it is considered "Cash-out".	

Note: There is no maximum CLTV, however, all secondary financing must follow VA guidelines.

**Occupancy**

Follow VA guidelines, plus:

Borrower must occupy property as a primary residence (except principal balance only IRRRL refinances)

**Qualifying Ratios**

Maximum 50% DTI

**Temporary Interest Rate Buydowns (also known as Temporary Subsidy Buydown)**

- Follow VA guidelines, and borrower must qualify at Note rate
- Eligible Transactions
  - 30-year fixed rate
  - 3/2/1, 2/1, and 1/0 temporary buydown structures
- Ineligible Transactions
  - Borrower funded buydowns
  - The buydown agreement contains provisions contrary to the applicable FHA requirements, such as requiring or permitting the funds to be held in an account not established, owned or managed, by the mortgagee or servicer

Refer to the Temporary Interest Rate Buydowns section of the Closed Loan Documentation Guidelines topic for additional requirements

#### **Underwriting**

DU, LPA or Manual Underwriting permitted.

Chase will purchase VA loans underwritten through DU or LPA under the following conditions:

- Loans receiving “Accept” or “Approve” findings will not require the underwriter’s certification on VA Form 26-6393, Loan Analysis. However, Correspondents are required to complete the necessary certification as defined in VA guidelines and attach to the AUS Findings Report.
- The final AUS feedback certification must mirror exactly what is in the origination file. There are no acceptable tolerance levels.

#### **Chase Underwriting Overlays**

##### **Appraisal**

When an appraisal is obtained, the Correspondent must verify the appraiser is not on the Ineligible Valuation Provider List.

Refer to the Ineligible Valuation Provider List topic for additional information

##### **Down Payment Assistance Program**

Follow VA guidelines, plus

- Submit the completed Resale Restriction and Down Payment Assistance Program Information Form in the closed loan package
- The program cannot contain any ineligible features listed in the Ineligible Program Features section of the Down Payment Assistance Program topic

##### **Eligible Borrowers**

Follow VA guidelines, plus:

- Maximum number of borrowers: 4 (four)

Refer to the Examiners and External Auditors topic for information regarding lending to Examiners and External Auditors.

##### **Employment**

Borrowers employed for fewer than 12 months:

- For non-active duty borrowers, any offer of employment must indicate that employment will start no later than 90 days from the date of closing.

##### **Foreign Borrowers**

Refer to the Foreign Borrower Requirements topic for Chase requirements.

##### **Insurance – Flood**

In accordance with VA Guidelines, at the Veteran’s request, non-residential improvements, such as detached garages and small sheds, may be excluded from the flood insurance policy, if they are also excluded from the appraised value.

Flood insurance is required for non-residential structures, used primarily for personal or household purposes, located in an SFHA having values that exceed the greater of \$25,000 or 10% of the total value of the property.

Note: A general purpose structure (shed) enclosing 500 square feet or less is deemed of nominal value and does not require flood insurance.

Refer to the Guide topics below for specific requirements for each of the following, and to determine if coverage reconciliation is required:

- Insurance – Flood
- Insurance – Property

##### **Interest Rate Reduction Refinance Loans (IRRRLs)**

Follow VA guidelines, plus

- Six months satisfactory (0x30) payment history

Note: To register an IRRRL in ChaseLoanManager, please select [Streamline Refinance] from the available Purpose of Refinance options.

##### **Mortgage Credit Certificates (MCCs)**

MCCs are not allowed for qualifying or tax credit purposes

#### Settlement Agent

Correspondent must check the Ineligible Settlement Agent List on every loan (refer to Ineligible Settlement Agent List topic for details)

#### VA Jumbo Minimum Down Payment Calculation

##### Veteran(s) with Full Entitlement(s):

When the base loan amount exceeds \$1,249,125 (the highest 2026 FHFA Conforming Loan Limit for a one-unit property), Chase requires a minimum down payment calculated as 25% of the difference between the base loan amount and \$1,249,125.

##### Example Calculation:

Step	Description	Amount
1	Base Loan Amount	\$1,349,125
2	Highest 2026 FHFA Conforming Loan Limit	\$1,249,125
3	Amount Above Limit	\$1,349,125 - \$1,249,125 = \$100,000
4	Minimum Down Payment Required (25% of Amount Above Limit)	25% x \$100,000 = \$25,000

Veteran(s) with Partial Entitlement(s): This overlay does not apply. Follow VA guidelines.

#### Verbal Verification of Employment (VVOE) - Wage Earner

For a wage earner (not self-employed or using rental income to qualify), VVOE must be obtained within 10 business days prior to Note date

Note: VVOE may be obtained after Note Date up to delivery date to Chase

#### Areas of Clarity

##### Income Documentation Discrepancy

If a discrepancy is identified, the Correspondent must address with independent documentation, such as a Tax Return transcript, or other sources.

Note: A customer's accountant/CPA is not considered an independent source

##### Reaffirmation of Debt After Chapter 7 Bankruptcy

The following debts must be reaffirmed after Chapter 7 Bankruptcy:

- Any mortgage being refinanced on the subject property, or
- Any debt included in a prior Chapter 7 Bankruptcy

When paying off any mortgage on the subject property or debt that was included in a prior Chapter 7 Bankruptcy is a condition of approval, and one or more of the borrowers on the application to a new loan was a filing party to the Chapter 7 Bankruptcy, then those debts must be reaffirmed after the Chapter 7 Bankruptcy.

##### Revocable Trusts

Refer to the Signature Requirements section of the Trusts topic for specific details.

##### Short-term Installment Obligations

When Short-term Installment Plans (for example, Buy Now/Pay Later) are identified, either through disclosure by the borrower or from loan file documentation (application, credit report or bank statements), treat in a consistent manner with the existing approach applied to other more traditional short-term installment obligations

Installment debt with fewer monthly payments remaining also should be considered as a recurring monthly debt obligation if it significantly affects the borrower's ability to meet their credit obligations.

##### Temporary Leave

Chase will consider regular employment income or other alternative short-term sources of income from a borrower that is on a temporary leave of absence, even if the borrower will not be returning to work at the time of closing.

Acceptable reasons for the leave of absence include the following:

- Maternity or parental leave
- Short-term medical disability
- Workers' compensation, or
- Other temporary leave types that are acceptable by law or the borrower's employer provided the following conditions are met:
  - Written verification from the borrower confirming:
    - Their intent to return to work upon completion of the leave of absence, under the same terms as prior to the leave, and
    - Agreed upon date of the return to work
  - Written verification or documentation from the borrower's employer confirming borrower's:
    - Eligibility to return to the current employer after the temporary leave
    - Agreed-upon date of return to work

Note: Documentation from the employer can be obtained either from the:

- Employer (or a designee of the employer when the employer uses a third party to administer employee leave), or
- Borrower; however, the documentation must have been generated by the employer (or designee)
- Verbal Verification of Employment (VVOE) following standard requirements and procedures is included in the file

#### Income Verification Requirements

Verification of borrower's income is required as follows:

- Standard documentation of the amount of regular employment income the borrower received prior to the temporary leave. This includes, but is not limited to the following:
  - base pay
  - overtime
  - commissions, and
  - bonus income
- Documentation evidencing the amount and duration of all income sources being used to qualify the borrower during the temporary leave of absence period.
- If needed, documentation verifying all available liquid assets used to supplement a reduced income for the duration of the temporary leave of absence period.

#### Calculation of Qualifying Income

Use the chart below to determine the income calculation requirements for borrower on a temporary leave of absence.

IF it is verified that the borrower will...	THEN...
return to work at their current employer as of the first mortgage payment,	borrower's regular employment income (gross monthly income) that will be received upon return to work can be used for loan qualification purposes.
not return to work as of the first mortgage payment,	use the lesser of the borrower's: <ul style="list-style-type: none"> <li>• temporary leave income that will continue to be received for duration of leave of absence (if any), or</li> <li>• regular employment income</li> </ul>

#### Use of Supplemental Income

If the temporary leave income is less than the regular employment income and is not sufficient to qualify, available liquid financial reserves may be used supplement the temporary leave income.

Supplemental income, if applicable, is calculated as follows:

Step	Action
1	Determine amount of liquid reserves available for use as supplemental income by subtracting any funds needed to complete transaction (down payment, closing costs, other required debt payoff, escrows and minimum required reserves) from total verified liquid asset amount.
2	Determine number of months requiring supplemental income. This is number of months from first mortgage payment date to date borrower will begin receiving their regular employment income, rounded up to the next whole number.
3	Determine amount of qualifying supplemental income by taking available liquid reserves and dividing by the number of months of requiring supplemental income.
4	Calculate total qualifying income by adding supplemental income amount determined in steps 1-3 to temporary leave of absence income.  Note: The total qualifying income determined in Step 4 may not exceed the borrower's regular employment income.

#### VA Funding Fee

Chase requires VA loans include proof that the VA Funding Fee was paid in the closed loan file. The VA Funding Fee Receipt is available

from the VA Funding Fee Payment System

- VA Funding Fee Payment System
  - VA has a web-based VA Funding Fee Payment System (FFPS) that is fully automated and internet accessible via <https://www.ffps.vba.va.gov>
  - The VA Funding Fee receipt can be downloaded from FFPS.
  - A copy of this document must be included in the closed loan file sent to Chase.
- VA Funding Fee Exemption

Refer to VA guidelines for exemptions.

#### **Chase Closed Loan Delivery Requirements**

##### **Closed Loan Documents**

The following forms are required, based on transaction type, when delivering a loan to Chase:

- A Funding Request Form, or an alternative compliance report
- Loan Estimate required all loans including investment and co-ops)
- Closing Disclosure required on all loans including investment IRRRL refinance and co-ops. Additionally, for Rescindable transactions, the Closing Disclosure (CD) (must be signed and dated by all parties required to execute based on ownership rights due to title vesting or ownership rights afforded under state law
- W-9 Request for Taxpayer Identification Number (all loans)

##### **Electronic Signatures**

- Electronic signatures are allowed except as outlined below:
  - Note and Addendums to the Note
  - Security Instrument (mortgage/deed of trust) and Riders
- The following must be included in the Loan File delivered to Chase when delivering eSigned documents:
  - An attribution/audit trail document
  - An electronic Consent (eConsent) for each borrower

Refer to Electronic Signature Requirements topic for additional requirements specific to the delivery of documents with electronic signatures.

##### **Escrow Waivers**

Not Permitted – Taxes and insurance must be included in the monthly payment (when applicable)

##### **Escrow Holdback/Completion Escrows/Alteration and Repair Loans**

When the uncompleted new construction items or repairs have been completed, Correspondents must provide evidence the work has been completed as a post-close to follow document.

##### **Note Seasoning**

Maximum number of calendar days from Note date to loan delivery and loan purchase:

- Complete closed loan file received by Chase: 45 (45 days or less)
- Loan is purchased by Chase: 60 (60 days or less)