



**Completing the VA Form 26-6393,
VA Loan Analysis**



Department of Veterans Affairs

Department of Veterans Affairs	LOAN ANALYSIS	LOAN NUMBER
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PRIVACY ACT INFORMATION: The VA will not disclose information collected on this form to any source other than what has been authorized under the Privacy Act of 1974 or Title 5, Code of Federal Regulations 1.526 for routine uses as (i.e., the record of an individual who is covered by this system may be disclosed to a member of Congress or staff person acting for the member when the request is made on behalf of the individual) identified in the VA system of records, 55VA26, Loan Guaranty Home, Condominium and Manufactured Home Loan Applicant Records, Specially Adapted Housing Applicant Records, and Vendee Loan Applicant Records - VA, published in the Federal Register. Your obligation to respond is required in order to determine the veteran's qualifications for the loan.

RESPONDENT BURDEN: This information is needed to help determine a veteran's qualifications for a VA guaranteed loan. Title 38, USC, section 3710 authorizes collection of this information. We estimate that you will need an average of 30 minutes to review the instructions, find the information, and complete this form. VA cannot conduct or sponsor a collection of information unless a valid OMB control number is displayed. You are not required to respond to a collection of information if this number is not displayed. Valid OMB control numbers can be located on the OMB Internet Page at: www.whitehouse.gov/omb/library/OMBINV.VA.EPA.html#VA. If desired, you can call 1-800-827-1000 to get information on where to send comments or suggestions about this form.

SECTION A - LOAN DATA		
1. NAME OF BORROWER	2. AMOUNT OF LOAN \$	3. CASH DOWN PAYMENT ON PURCHASE PRICE \$

SECTION B - BORROWER'S PERSONAL AND FINANCIAL STATUS				
4. APPLICANT'S AGE	5. OCCUPATION OF APPLICANT	6. NUMBER OF YRS AT PRESENT EMPLOYMENT	7. LIQUID ASSETS (Cash, savings, bonds, etc) \$	8. CURRENT MONTHLY HOUSING EXPENSE \$
9. UTILITIES INCLUDED <input type="checkbox"/> Yes <input type="checkbox"/> No	10. SPOUSE'S AGE	11. OCCUPATION OF SPOUSE	12. NUMBER OF YRS. AT PRESENT EMPLOYMENT	13. AGE OF DEPENDENTS

NOTE: ROUND ALL DOLLAR AMOUNTS BELOW TO NEAREST WHOLE DOLLAR

SECTION C - ESTIMATED MONTHLY SHELTER EXPENSES (This Property)		SECTION D - DEBTS AND OBLIGATIONS <i>(Itemize and indicate by (✓) which debts considered in Section E, Line 40) (if additional space is needed please use reverse or attach a separate sheet)</i>			
ITEMS	AMOUNT	ITEMS	(✓)	MO. PAYMENT	UNPAID BAL.
14. TERM OF LOAN: YRS.		22.		\$	\$
15. MORTGAGE PAYMENT (Principal and interest) @ 0.000 %	\$	23.			
16. REALTY TAXES		24.			
17. HAZARD INSURANCE		25.			
18. SPECIAL ASSESSMENTS		26.			
19. MAINTENANCE & UTILITIES		27.			
20. OTHER (HOA, Condo fees, etc.)		28.			
21. TOTAL	\$	29. JOB RELATED EXPENSE (e.g., child-care)			
		30. TOTAL		\$	\$

SECTION E - MONTHLY INCOME AND DEDUCTIONS			
ITEMS	SPOUSE	BORROWER	TOTAL
31. GROSS SALARY OR EARNING FROM EMPLOYMENT	\$	\$	\$
32. FEDERAL INCOME TAX			
33. STATE INCOME TAX			
34. DEDUCTIONS RETIREMENT OR SOCIAL SECURITY			
35. OTHER (Specify)			
36. TOTAL DEDUCTIONS	\$	\$	\$
37. NET TAKE-HOME PAY			
38. PENSION, COMPENSATION OR OTHER NET INCOME (Specify)			
39. TOTAL (Sum of lines 37 and 38)	\$	\$	\$
40. LESS THOSE OBLIGATIONS LISTED IN SECTION D WHICH SHOULD BE DEDUCTED FROM INCOME			
41. TOTAL NET EFFECTIVE INCOME			\$
42. LESS ESTIMATED MONTHLY SHELTER EXPENSE (Line 21)			
43. BALANCE AVAILABLE FOR FAMILY SUPPORT		GUIDELINE \$	\$
44. RATIO (Sum of items 15, 16, 17, 18, 20 and 40 ÷ Sum of items 31 and 38)			%
45. PAST CREDIT RECORD <input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY	46. DOES LOAN MEET VA CREDIT STANDARDS? (Give reasons for decision under "Remarks," if necessary, e.g., borderline case) <input type="checkbox"/> Yes <input type="checkbox"/> No		

47. REMARKS (Use reverse or attach a separate sheet, if necessary)

CRV DATA (VA USE)		
48A. VALUE	48B. EXPIRATION DATE	48C. ECONOMIC LIFE YRS.

SECTION F - DISPOSITION OF APPLICATION AND UNDERWRITER CERTIFICATION	
<input type="checkbox"/> Recommend that the application be approved since it meets all requirements of Chapter 37, Title 38, U.S. Code and applicable VA Regulations and directives <input type="checkbox"/> Recommend that the application be disapproved for the reasons stated under "Remarks" above.	

The undersigned underwriter certifies that he/she personally reviewed and approved this loan. (Loan was closed on the automatic basis.)

49. DATE	50. SIGNATURE OF EXAMINER/UNDERWRITER	
51. FINAL ACTION <input type="checkbox"/> APPROVE APPLICATION <input type="checkbox"/> REJECT APPLICATION	52. DATE	53. SIGNATURE AND TITLE OF APPROVING OFFICIAL

Loan Analysis

Point - [prf/101/61/2/BRW]

File Edit Marketing Forms Verbs Track Lenders Services Interfaces Bor/Co/Bor Utilities Window Help

Navigation Panel

VASQUEZ, ANGELUS | VA Loan Analysis (26-6393)

Loans

VASQUEZ, ANGELUS

Flowen/Found/Active/Loans/In-Processing:

Track: VOD
Track: VOM
Track: VOL
Track: Miscellaneous
Track: Internal
VA Loan Analysis
VA Loan Comparison
VA Ref Worksheet

Status: Opened (03/23/2007)

Lien First
Top/Bottom: 22.987 / 37.948%
LTV/CLTV: 100.000 / 100.000%
Est. Date:
Lock Exp.
Loan Amt: 145,189
Rate/Qual: 6.625 / %
Term/Due: 360 / 360
Payment: 960.80
Prop Addr: 9316 MAVERICK PASS
Type/Purp: VA / Purchase
Occupancy: Primary

Tasks
Reports
Templates [PDF]

Section A - Loan Data

	First	Middle	Last	Suffix
Borrower	ANGELUS		VASQUEZ	
Co-Borrower				
Base Loan Amt	Mig Insurance	145,189.00	Cash Down Pmt	
Funding Fee	3.350 %	4,869.83		
FE Paid in Cash		0.83		
Total Loan Amt		150,052.00		

Section B - Borrower's Personal and Financial Status

4 Applicant's Age: 35
9 Util Included: Yes No
5 Occupation:
10 Spouse's Age:
6 Job Years: [] mths
11 Occupation:
7 Equip Assets: 7,558
12 Job Years: [] mths
8 Month Ht Exp: 850.00
13 Age of Dependents:

Section C - Estimated Monthly Shelter Expenses (If his Property)

From Loan App

Press F1 for Help

NUM: Mon: 04/16/07

Point - [prf/101/61/2/BRW]

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Navigation Panel

VASQUEZ, ANGELUS | VA Loan Analysis (26-6393)

Loans

VASQUEZ, ANGELUS

Flower Mound Active Loans In Processing

- Track: VOD
- Track: VOM
- Track: VOL
- Track: Miscellaneous
- Track: Internal
- VA Loan Analysis
- VA Loan Comparison
- VA Refi Worksheet

Status: Opened (03/23/2007)

Lien First

Top/Bottom: 22,837 / 37,948%

LTV/CLTV: 100.000 / 100.000%

Est: Close

Lock Exp.

Loan Amt: 145,189

Rate/Qual: 6.625 / %

Term/Due: 360 / 360

Payment: 960.80

Prop Addr: 9318 MAVERICK PASS

Type/Purp: VA / Purchase

Occupancy: Primary

Section C: Estimated Monthly Shelter Expenses (This Property)

14 Term of Loan	30 Years	18 Special Assessments	
15 Mortgage Pmt	6.625 %	19 Maintenance & Utilities	388.00
16 Realty Taxes		20 Other	12.00
17 Hazard Ins		21 Total	1,767.80

Section D: Debts and Obligations

ITEMS	Mark	No. consideration	Line	Mo. Payment	Unpaid Balance
22 SALLIE MAE SERVICING	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		88.00	28,400.00
23 USAA SAVINGS BANK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		189.00	9,523.00
24 VIEWPOINT BANK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		235.00	5,919.00
25 SALLIE MAE - NPS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		144.00	16,461.00
26 BK OF AMERICA - NPS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		257.00	4,118.00
27	<input type="checkbox"/>	<input type="checkbox"/>			
28	<input type="checkbox"/>	<input type="checkbox"/>			
29 Job Related Expense (e.g. child care)	<input type="checkbox"/>	<input type="checkbox"/>			
30 Total				913.00	64,421.00

80.14 sq. ft.

From Loan App

Press F1 for Help

NUM: Mon: 04/16/07

10:30 AM

Point [pn701012BRW]

File Edit Marketing Forms Verify Track Lenders Services Interface Borrow/Co-Bor Utilities Window Help

Navigation Panel

VASQUEZ, ANGELUS | VA Loan Analysis (26-6393)

Section E: Monthly Income and Deductions

	Spouse	Borrower	Total
31 Gross Salary or Earnings from Emp.		\$ 6,042.00	\$ 6,042.00
32 Federal Inc. Tax		795.00	
33 State Inc. Tax			
34 DEDUCTIONS: Pay/Social Security		462.00	
35 Other (Specify)			
36 Total Deductions		1,257.00	1,257.00
37 Net Take Home Pay		4,785.00	4,785.00
38 Pension, Comp. or Other Net Income			
39 Total (Sum of lines 37 and 38)		4,785.00	4,785.00
40 Less Obligations Listed in Sec. D Which Should Be Deducted from Income			913.00
41 Total Net Effective Income			3,872.00
42 Less Estimated Monthly Shelter Expense (Line 2)			1,767.80
43 Balance Available for Family Support		Guideline \$ 1,119.00	\$ 2,104.20
44 Ratio (Sum of items 15, 16, 17, 18, 20 and 40 / sum of items 31 and 38)			97.95%
45 Past Credit Record	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	

From Loan App Keep open

Press F1 for Help

NUM Mon, 04/16/07

see charts for method of withholding

7.65% of base income (monthly)

residual income charts

Point (01/16/12) BRW

File Edit Marketing Forms Verify Track Lenders Services Interfaces Bon/Go/Box Utilities Window Help

Navigation Panel **VASQUEZ, ANGELUS | VA Loan Analysis (26-6393)**

Loans

VASQUEZ, ANGELUS

Flow: Mound Active Loans In Processing

Track: VOD
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VA Loan Analysis
VA Loan Comparison
VA Refi Worksheet

Status: **Opened (03/23/2007)**

Lien	First
Top/Bottom	22.837 / 37.948%
LTV/CLTV	100.000 / 100.000%
Est. Close	
Lock Exp.	
Loan Amt.	145,189
Rate/Qual	6.625 / %
Term/Due	360 / 360
Payment	950.80
Prop. Addr.	9318 MAVERICK PASS
Type/Purp	VA / Purchase
Occupancy	Primary

Tasks

Reports

Templates [PDS]

41: Total Net Effective Income: 3872.00

42: Less Estimated Monthly Share/Expense (Line 21): 1767.60

43: Balance Available for Family Support: **1,118.00** Guideline: 2404.20

44: Ratio (Sum of items 15, 16, 17, 19, 20 and 40 / sum of items 31 and 38): 87.950%

45: Past Credit Record: Satisfactory Unsatisfactory

46: Does Loan Meet VA Credit Standards?: Yes No

47: Remarks: **B1W/CAN/TH** **Go-B1W/CAN/TH**

DO APPROVE/ELIGIBLE - CASE FILE ID - 855154935

From Loan App Keep open

Press F1 for Help Julia Voss NUM Mon 04/16/07 1:49 PM

9. How to Complete VA Form 26-6393, Loan Analysis, Continued

**c. Debts and
Obligations**

List all known debts and obligations of the applicant and spouse including any alimony and/or child support payments.

Place a check mark in the (3) column next to any “significant” debt or obligation. See the topic “Analysis of Debts and Obligations” in section 5 of this chapter, for an explanation of “significant.”

Job Related Expense

Include any costs for child care, significant commuting costs, and any other direct or incidental costs associated with the applicant’s (or spouse’s) employment. Check this item if total job-related expenses are significant.

**d. Item 33,
Federal Income
Tax**

Enter the applicant’s estimated monthly Federal income tax. If the applicant has a MCC, reduce the Federal income tax by the estimated tax credit.

Reference: See the topic “Income Tax Credits from Mortgage Credit Certificates” in section 3 of this chapter.

**e. Item 44,
Balance
Available for
Family Support**

Enter the appropriate residual income amount from the following tables in the “guideline” box. Residual income is the amount of net income remaining (after deduction of debts and obligations and monthly shelter expenses) to cover family living expenses such as food, health care, clothing, and gasoline.

The numbers are based on data supplied in the Consumer Expenditures Survey (CES) published by the Department of Labor’s Bureau of Labor Statistics. They vary according to loan size, family size, and region of the country.

Special Instructions for Using Tables

Count **all** members of the household (without regard to the nature of the relationship) when determining “family size,” including:

- an applicant’s spouse who is **not** joining in title or on the note, and
 - any other individuals who depend on the applicant for support. For example, children from a spouse’s prior marriage who are not the applicant’s legal dependents.
-

Continued on next page

9. How to Complete VA Form 26-6393, Loan Analysis, Continued

**e. Item 44,
 Balance
 Available for
 Family Support
 (continued)**

Special Instructions for Using Tables (continued)

Exception: The lender may omit any individuals from “family size” who are fully supported from a source of verified income which, for whatever reason, is **not** included in effective income in the loan analysis. For example:

- a spouse not obligated on the note who has stable and reliable income sufficient to support his or her living expenses, or
- a child for whom sufficient foster care payments or child support is received regularly.

Reduce the residual income figure (from the following tables) by a minimum of five percent if:

- the applicant or spouse is an active-duty or retired serviceperson, and
- there is a clear indication that he or she will continue to receive the benefits resulting from use of military-based facilities located near the property.

Use five percent unless the VA office of jurisdiction has established a higher percentage, in which case, apply the specified percentage for that jurisdiction.

A key to the geographic regions is listed in the following tables.

Table of Residual Incomes by Region For loan amounts of \$79,999 and below				
Family Size	Northeast	Midwest	South	West
1	\$390	\$382	\$382	\$425
2	\$654	\$641	\$641	\$713
3	\$788	\$772	\$772	\$859
4	\$888	\$868	\$868	\$967
5	\$921	\$902	\$902	\$1,004
over 5	Add \$75 for each additional member up to a family of seven.			

Continued on next page

9. How to Complete VA Form 26-6393, Loan Analysis,
Continued

e. Item 44, Balance Available for Family Support (continued)

Table of Residual Incomes by Region For loan amounts of \$80,000 and above				
Family Size	Northeast	Midwest	South	West
1	\$450	\$441	\$441	\$491
2	\$755	\$738	\$738	\$823
3	\$909	\$889	\$889	\$990
4	\$1,025	\$1,003	\$1,003	\$1,117
5	\$1,062	\$1,039	\$1,039	\$1,158
over 5	Add \$80 for each additional member up to a family of seven			

Key to Geographic Regions Used in the Preceding Tables			
Northeast	Connecticut	New Hampshire	Pennsylvania
	Maine	New Jersey	Rhode Island
	Massachusetts	New York	Vermont
Midwest	Illinois	Michigan	North Dakota
	Indiana	Minnesota	Ohio
	Iowa	Missouri	South Dakota
	Kansas	Nebraska	Wisconsin
South	Alabama	Kentucky	Puerto Rico
	Arkansas	Louisiana	South Carolina
	Delaware	Maryland	Tennessee
	District of Columbia	Mississippi	Texas
	Florida	North Carolina	Virginia
	Georgia	Oklahoma	West Virginia
West	Alaska	Hawaii	New Mexico
	Arizona	Idaho	Oregon
	California	Montana	Utah
	Colorado	Nevada	Washington
			Wyoming

Continued on next page

9. How to Complete VA Form 26-6393, Loan Analysis, Continued

**f. Item 45,
Debt-to-Income
Ratio**

VA's debt-to-income ratio is a ratio of total monthly debt payments (housing expense, installment debts, and other debt) to gross monthly income.

Add: Items 15 + 16 + 17 + 18 + 20 + 40 = Debt

Add: Items 31 + 38* = Income

Divide: Debt ÷ Income = Debt-to-Income Ratio

Round: To the nearest two digits

The "Debt-to-Income Ratio" heading in section 10 of this chapter contains special procedures to apply if the ratio exceeds 41 percent.

*Tax-free income may be "grossed up" for purposes of calculating the debt-to-income ratio only (**not** residual income). This is a tool that may be used to lower the debt ratio for veterans who clearly qualify for the loan. "Grossing up" involves adjusting the income upward to a pre-tax or gross income amount which, after deducting state and Federal income taxes, equals the tax-exempt income. Use current income tax withholding tables to determine an amount which can be prudently employed to adjust the borrower's actual income. Do not add non-taxable income to taxable income before "grossing up."

Tax-free income includes certain military allowances, child support payments, workers' compensation benefits, disability retirement payments, and certain types of public assistance payments. Verify that the income is indeed tax-free before "grossing up."

If "grossing up" is used, indicate such and provide the "grossed up" ratio in item 47, "Remarks."

**g. Item 46, Past
Credit Record**

Indicate whether the applicant (and spouse, if applicable) is a satisfactory or unsatisfactory credit risk based on a complete analysis of credit data.

10. How to Analyze the Information on VA Form 26-6393

Change Date April 10, 2009, Change 10
• This section has been updated to make minor grammatical edits.

a. Residual Income VA's minimum residual incomes (balance available for family support) are a guide. They should not automatically trigger approval or rejection of a loan. Instead, consider residual income in conjunction with all other credit factors.

An obviously inadequate residual income alone can be a basis for disapproving a loan.

If residual income is marginal, look to other indicators such as the applicant's credit history, and in particular, whether and how the applicant has previously handled similar housing expense.

Consider whether the purchase price of the property may affect family expense levels. For example, a family purchasing in a higher priced neighborhood may feel a need to incur higher-than-average expenses to support a lifestyle comparable to that in their environment, whereas a substantially lower priced home purchase may not compel such expenditures.

Also consider the ages of the applicant's dependents in determining the adequacy of residual income.

Continued on next page

Figuring Income Deductions from Monthly Income

The following is one way to figure the federal taxes and social security withholdings. The website listed below is a solid resource to use when calculating the withholdings for VA loans.

Go to website: <http://www.paycheckcity.com/>

Click on Calculators (yellow button on top of the page)
Choose Basic –salary pay check

The screenshot shows the PaycheckCity.com website in a Windows Internet Explorer browser. The main content area is titled "Salary Paycheck Calculator". It includes a "General Information" section with fields for Gross Pay (45000), Gross Salary YTD (33750), Pay Frequency (Semi-monthly), Federal Filing Status (Single), # of Federal Allowances (1), and Additional Fed. Withholding (\$0). There is also a "State and Local Information for Texas" section with "No State Tax" selected. A "Voluntary Deduction Section" is present with a dropdown for the number of deductions (set to 2) and fields for Deduction #1 and #2 names, amounts, and exemption status. A "Calculate" button is at the bottom of the form. The browser's address bar shows the URL "http://www.paycheckcity.com/netpaycalc/netpaycalculator.asp". The Windows taskbar at the bottom shows several open applications including "Inb...", "Poi...", "Dat...", "FW...", "VA ...", "Pay...", "ch0...", "RE: ...", "Ho...", "Doc...", and "Win...".

- Choose the correct state.
- Fill in the screen based monthly pay; actual marital status and number of dependants including spouse.
- Click the Calculate button

The result will give you federal, state and social security costs (add Social Security & Medicare together for SS amount on the VA Loan Analysis).

You do not need to fill out Gross Salary YTD or additional federal withholding. For round federal withholding, leave that as "no". Do not click "I am exempt" unless this is really true. Also do not fill out the area under Voluntary Deduction Section.

The federal tax withholding and social security should be entered in Section E, Monthly Income and Deductions. If you're in a state that has state income taxes, you would need to calculate that as well.

salary paycheck calculator result

Helpful tip ...Plan for your taxes early in the year. Use the PaycheckCity.com W4 Assistant to make sure you have the right withholding allowances.

Tax Withholding

Calculate withholding instantly. Easy payroll online. Free trial. PayCycle.com



Ads by Google



Salary Paycheck Calculator

Your Pay Check Results		Calculation Based On	
Semi-monthly Gross Pay	\$1,875.00	Tax Year	2010
Federal Withholding	\$233.59	Gross Pay	\$45,000.00
Social Security	\$116.25	Gross Pay YTD	\$33,750.00
Medicare	\$27.19	Pay Frequency	Semi-monthly
Texas	\$0.00	Federal Filing Status	Single
Net Pay	\$1,497.97	# of Federal Exemptions	1
		Additional Federal W/H	\$0.00
		State	Texas
		Additional State W/H	\$0.00

New Calculation

Print Options

Department of Veterans Affairs	LOAN ANALYSIS	LOAN NUMBER 1068557
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PRIVACY ACT INFORMATION: The VA will not disclose information collected on this form to any source other than what has been authorized under the Privacy Act of 1974 or Title 5, Code of Federal Regulations 1.526 for routine uses as (i.e., the record of an individual who is covered by this system may be disclosed to a member of Congress or staff person acting for the member when the request is made on behalf of the individual) identified in the VA system of records, 55VA26, Loan Guaranty Home, Condominium and Manufactured Home Loan Applicant Records, Specially Adapted Housing Applicant Records, and Vendee Loan Applicant Records - VA, published in the Federal Register. Your obligation to respond is required in order to determine the veteran's qualifications for the loan.

RESPONDENT BURDEN: This information is needed to help determine a veteran's qualifications for a VA guaranteed loan. Title 38, USC, section 3710 authorizes collection of this information. We estimate that you will need an average of 30 minutes to review the instructions, find the information, and complete this form. VA cannot conduct or sponsor a collection of information unless a valid OMB control number is displayed. You are not required to respond to a collection of information if this number is not displayed. Valid OMB control numbers can be located on the OMB Internet Page at: www.whitehouse.gov/omb/library/OMBINV.VA.EPA.html#VA. If desired, you can call 1-800-827-1000 to get information on where to send comments or suggestions about this form.

SECTION A - LOAN DATA

1. NAME OF BORROWER [REDACTED]	2. AMOUNT OF LOAN \$ 268,580.00	3. CASH DOWN PAYMENT ON PURCHASE PRICE \$
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SECTION B - BORROWER'S PERSONAL AND FINANCIAL STATUS

4. APPLICANT'S AGE 47	5. OCCUPATION OF APPLICANT Completion Center Lead	6. NUMBER OF YRS AT PRESENT EMPLOYMENT 4 yr(s)	7. LIQUID ASSETS (Cash, savings, bonds, etc) \$ 2,552	8. CURRENT MONTHLY HOUSING EXPENSE \$ 1,226.00
9. UTILITIES INCLUDED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10. SPOUSE'S AGE		11. OCCUPATION OF SPOUSE
			12. NUMBER OF YRS. AT PRESENT EMPLOYMENT	13. AGE OF DEPENDENTS

NOTE: ROUND ALL DOLLAR AMOUNTS BELOW TO NEAREST WHOLE DOLLAR

SECTION C - ESTIMATED MONTHLY SHELTER EXPENSES (This Property)

SECTION D - DEBTS AND OBLIGATIONS
(Itemize and indicate by (✓) which debts considered in Section E, Line 41)
(if additional space is needed please use reverse or attach a separate sheet)

ITEMS		AMOUNT	ITEMS		(✓)	MO. PAYMENT	UNPAID BAL.
14.	TERM OF LOAN: 30 YRS.		22.	CITIMORTGAGE INC	✓	\$ (641.00)	\$ 105,459.00
15.	MORTGAGE PAYMENT (Principal and interest) @ 5.500 %	\$ 1,610.27	23.	WELLS FARGO		0.00	9,206.00
16.	REALTY TAXES	433.33	24.	GEMB/CARE CREDIT	✓	89.00	2,415.00
17.	HAZARD INSURANCE	123.10	25.	CHASE/CC	✓	46.00	966.00
18.	SPECIAL ASSESSMENTS		26.	WFFNATBANK	✓	25.00	372.00
19.	MAINTENANCE & UTILITIES	618.38	27.	CBC/AES/NCT	✓	190.00	22,545.00
20.	OTHER(HOA, Condo fees, etc.)	66.67	28.	(All Other Liab.)	✓	142.00	1,986.00
21.	TOTAL	\$ 2,851.75	29.	JOB RELATED EXPENSE (e.g., child-care)	✓	641.00	
			30.	TOTAL		\$ 1,133.00	\$ 142,949.00

SECTION E - MONTHLY INCOME AND DEDUCTIONS

ITEMS		SPOUSE	BORROWER	TOTAL
31.	GROSS SALARY OR EARNING FROM EMPLOYMENT	\$	\$ 6,350.00	\$ 6,350.00
32.	FEDERAL INCOME TAX		952.50	
33.	STATE INCOME TAX			
34.	DEDUCTIONS RETIREMENT OR SOCIAL SECURITY		476.25	
35.	OTHER (Specify)			
36.	TOTAL DEDUCTIONS	\$	\$ 1,428.75	\$ 1,428.75
37.	NET TAKE-HOME PAY		4,921.25	4,921.25
38.	PENSION, COMPENSATION OR OTHER NET INCOME (Specify)			
39.	TOTAL (Sum of lines 37 and 38)	\$	\$ 4,921.25	\$ 4,921.25
40.	LESS THOSE OBLIGATIONS LISTED IN SECTION D WHICH SHOULD BE DEDUCTED FROM INCOME			1,133.00
41.	TOTAL NET EFFECTIVE INCOME			\$ 3,788.25
42.	LESS ESTIMATED MONTHLY SHELTER EXPENSE (Line 21)			2,851.75
43.	BALANCE AVAILABLE FOR FAMILY SUPPORT	GUIDELINE \$	889.00	\$ 936.50
44.	RATIO (Sum of items 15, 16, 17, 18, 21 and 40 ÷ Sum of items 31 and 38)			53.010 %
45.	PAST CREDIT RECORD <input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY	46. DOES LOAN MEET VA CREDIT STANDARDS? (Give reasons for decision under "Remarks," if necessary, e.g., borderline case) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

47. REMARKS (Use reverse, if necessary)

CRV DATA (VA USE)

48a. VALUE 285,000	48b. EXPIRATION DATE 3-10-09	48c. ECONOMIC LIFE 600 YRS.
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SECTION F - DISPOSITION OF APPLICATION AND UNDERWRITER CERTIFICATION

Recommend that the application be approved since it meets all requirements of Chapter 37, Title 38, U.S. Code and applicable VA Regulations and directives
 Recommend that the application be disapproved for the reasons stated under "Remarks" above.

The undersigned underwriter certifies that he/she personally reviewed and approved this loan. (Loan was closed on the automatic basis.)

49. DATE	50. SIGNATURE OF EXAMINER/UNDERWRITER	
51. FINAL ACTION <input type="checkbox"/> APPROVE APPLICATION <input type="checkbox"/> REJECT APPLICATION	52. DATE 9-10-08	53. SIGNATURE AND TITLE OF APPROVING OFFICIAL <i>[Signature]</i>

sample

Department of Veterans Affairs		LOAN ANALYSIS		LOAN NUMBER	
<p>PRIVACY ACT INFORMATION: The VA will not disclose information collected on this form to any source other than what has been authorized under the Privacy Act of 1974 or Title 5, Code of Federal Regulations 1.526 for routine uses as (i.e., the record of an individual who is covered by this system may be disclosed to a member of Congress or staff person acting for the member when the request is made on behalf of the individual) identified in the VA system of records, 55VA26, Loan Guaranty Home, Condominium and Manufactured Home Loan Applicant Records, Specially Adapted Housing Applicant Records, and Vendee Loan Applicant Records - VA, published in the Federal Register. Your obligation to respond is required in order to determine the veteran's qualifications for the loan.</p> <p>RESPONDENT BURDEN: This information is needed to help determine a veteran's qualifications for a VA guaranteed loan. Title 38, USC, section 3710 authorizes collection of this information. We estimate that you will need an average of 30 minutes to review the instructions, find the information, and complete this form. VA cannot conduct or sponsor a collection of information unless a valid OMB control number is displayed. You are not required to respond to a collection of information if this number is not displayed. Valid OMB control numbers can be located on the OMB Internet Page at: www.whitehouse.gov/omb/library/OMBINV.VA.EPA.html#VA. If desired, you can call 1-800-827-1000 to get information on where to send comments or suggestions about this form.</p>					
SECTION A - LOAN DATA					
1. NAME OF BORROWER BRYAN KEITH BRIDGEMAN		2. AMOUNT OF LOAN \$ 94,000.00 \$		3. CASH DOWN PAYMENT ON PURCHASE PRICE	
SECTION B - BORROWER'S PERSONAL AND FINANCIAL STATUS					
4. APPLICANT'S AGE 38	5. OCCUPATION OF APPLICANT CARRIER		6. NUMBER OF YRS AT PRESENT EMPLOYMENT 2 yr(s)	7. LIQUID ASSETS (Cash, savings, bonds, etc) \$ 1,131 \$	8. CURRENT MONTHLY HOUSING EXPENSE \$ 775.00
9. UTILITIES INCLUDED <input type="checkbox"/> Yes <input type="checkbox"/> No		10. SPOUSE'S AGE	11. OCCUPATION OF SPOUSE		12. NUMBER OF YRS. AT PRESENT EMPLOYMENT
					13. AGE OF DEPENDENTS 5, 9, 43
NOTE: ROUND ALL DOLLAR AMOUNTS BELOW TO NEAREST WHOLE DOLLAR					
SECTION C - ESTIMATED MONTHLY SHELTER EXPENSES (This Property)			SECTION D - DEBTS AND OBLIGATIONS (Itemize and indicate by (✓) which debts considered in Section E, Line 41) (if additional space is needed please use reverse or attach a separate sheet)		
ITEMS		AMOUNT	ITEMS		(✓) MO. PAYMENT UNPAID BAL.
14. TERM OF LOAN:	30 YRS		22. CAPITAL ONE AUTO FINAN	✓	\$ 349.00 \$ 15,274.00
15. MORTGAGE PAYMENT (Principal and interest) @ 7.000 %		\$ 625.38	23. ACS/JP MORGAN CHASE BA	✓	48.00 6,776.00
16. REALTY TAXES		190.00	24. HSBC BANK	✓	18.00 760.00
17. HAZARD INSURANCE		56.00	25. THD/CBSD	✓	44.00 510.00
18. SPECIAL ASSESSMENTS			26. GEMB/SAMS CLUB	✓	21.00 500.00
19. MAINTENANCE & UTILITIES		250.00	27. GEMB/SEMA	✓	24.00 462.00
20. OTHER(HOA, Condo fees, etc.)			28. (All Other Liab.)	✓	154.00 3,000.00
21. TOTAL		\$ 1,121.38	29. JOB RELATED EXPENSE (e.g. child-care)		
			30. TOTAL		\$ 658.00 \$ 27,282.00
SECTION E - MONTHLY INCOME AND DEDUCTIONS					
ITEMS		SPOUSE	BORROWER	TOTAL	
31. GROSS SALARY OR EARNING FROM EMPLOYMENT		\$	\$ 3,116.00	\$ 3,116.00	
32. FEDERAL INCOME TAX			127.00		
33. STATE INCOME TAX					
34. DEDUCTIONS RETIREMENT OR SOCIAL SECURITY			238.00		
35. OTHER (Specify)					
36. TOTAL DEDUCTIONS		\$	\$ 365.00	\$ 365.00	
37. NET TAKE-HOME PAY			2,751.00	2,751.00	
38. PENSION, COMPENSATION OR OTHER NET INCOME (Specify)			921.00	921.00	
39. TOTAL (Sum of lines 37 and 38)		\$	\$ 3,672.00	\$ 3,672.00	
40. LESS THOSE OBLIGATIONS LISTED IN SECTION D WHICH SHOULD BE DEDUCTED FROM INCOME				658.00	
41. TOTAL NET EFFECTIVE INCOME				\$ 3,014.00	
42. LESS ESTIMATED MONTHLY SHELTER EXPENSE (Line 21)				1,121.38	
43. BALANCE AVAILABLE FOR FAMILY SUPPORT		GUIDELINE \$	1,003.00	\$ 1,892.62	
44. RATIO (Sum of items 15, 16, 17, 18, 21 and 40 ÷ Sum of items 31 and 38)				37.880 %	
45. PAST CREDIT RECORD <input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY		46. DOES LOAN MEET VA CREDIT STANDARDS? (Give reasons for decision under "Remarks," if necessary, e.g., borderline case) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
47. REMARKS (Use reverse, if necessary) B/K WAS DISCHARGED JUST OVER 2 YEARS AGO. BORROWER HAS GOOD RE-ESTABLISHED CREDIT. THE ONLY DEROGATORY ITEMS ARE MEDICAL COLLECTIONS THAT THE BORROWER IS DISPUTING HOUSING IN ONLY INCREASING BY APPROXIMATELY \$100 PER MONTH					
CRV DATA (VA USE)					
48a. VALUE		48b. EXPIRATION DATE		48c. ECONOMIC LIFE YRS.	
SECTION F - DISPOSITION OF APPLICATION AND UNDERWRITER CERTIFICATION					
<input type="checkbox"/> Recommend that the application be approved since it meets all requirements of Chapter 37, Title 38, U.S. Code and applicable VA Regulations and directives					
<input type="checkbox"/> Recommend that the application be disapproved for the reasons stated under "Remarks" above.					
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sample