

VA LOAN LIMIT CALCULATOR: ONE VETERAN



Use this worksheet to calculate the loan limit and down payment for a loan involving only one veteran. Enter the values for the items highlighted in green, using numbers only (no commas or decimals), then hit "tab" or "enter" to calculate.

Sales Price	
Appraised Value	
Base Loan Amount (Lesser of Sales Price or Appraised Value. Must be >\$144,001.)	

County Loan Limit: Find this information at fhfa.gov	
Maximum Potential Guaranty: 25% of County Loan Limit	
Previously used entitlement that has not been restored, if applicable From the Certificate of Eligibility, available through eBenefits (for veterans) or Weblog (for lenders)	
Remaining Available Entitlement	
Maximum Purchase Price with 0% Down Payment	

LOAN SUMMARY	
Base Loan Amount	
Required Guaranty Amount: To meet 25% requirement	
Available Guaranty Amount	
VA Required Down Payment: Due to guaranty shortfall, if any	
Additional Down Payment: Due to Appraised Value lower than Sales Price	
TOTAL DOWN PAYMENT REQUIRED	

The Blue Water Navy Vietnam Veterans Act of 2019 changed the way the VA guaranty is calculated for loans closed on or after January 1, 2020 for purchase, refinance (other than IRRRLs), and construction loans above \$144,000. Specifically, for Veterans with full entitlement, the maximum guaranty amount is 25 percent of ANY loan amount above \$144,000, regardless of the county loan limit. **However, for Veterans with partial entitlement, the maximum amount of guaranty for a loan above \$144,000 may not exceed the lesser of 25 percent of the loan amount or 25 percent of the county loan limit minus the amount of entitlement previously used and not restored.**

This is not a commitment to lend. This worksheet is for illustration purposes only and not an indicator of any current, future, or past market conditions or borrower eligibility. Information provided does not factor in closing costs or funding fees. Consult your mortgage professional for specifics as it pertains to you as an individual and your unique qualifications.

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