



GENERAL DOCUMENTATION REQUIRED+

- Two years of employment and income verification.
- Verification of funds to close.
- VA Form 26-6705b Credit Statement of Prospective Purchaser (application).
- Contract for sale and purchase.
- Non-refundable application fee.*

DISCLOSURES

- Interest rate will be set by the Department of Veterans Affairs.**
- VA Funding Fee (currently 2.25%) ** is required to be paid at closing. Funding Fee is calculated on the loan amount.
- The winning bidder will be required to submit a \$350.00 non-refundable application fee made payable to Ocwen Federal Bank for the offers that rely on Vendee Financing.*
- A \$500.00 Closing Fee will be required to be paid at closing.
- Vendee Financing may not be available on all VA properties.
- Earnest money deposit will be refunded if offer is not accepted. If application is approved and not closed by buyer, earnest money is non-refundable.
- + Supplying application documentation does not constitute loan approval. Specific documentation requirements can be obtained from listing broker.
- * Once the Vendee Financing offer is accepted, the application fee is non-refundable.
- ** Fees, terms and requirements are subject to change without notice. A veteran who is receiving VA compensation (or who would be entitled to receive compensation, but for the receipt of retirement pay), or a surviving spouse whose spouse died as a result of service-related disability is exempt from the funding fee.

The fee and cost information presented in this brochure only highlights certain terms of this loan program. As such, you should not rely on this brochure as a complete representation of all fees and costs associated with obtaining a loan or purchasing a property.

Considering Buying a VA-Owned Property?

*Vendee Financing May Be
Right for You.*



If you're thinking about buying a VA-owned property, Vendee Financing may be an option for you. Unlike VA Loans, which are guaranteed by the Department of Veterans Affairs (VA) and only granted to U.S. Veterans and their spouses, VA Vendee Financing is available to Veterans and non-Veterans alike.

Compared to traditional mortgage loans, Vendee Financing requires fewer fees and less money out of pocket. You'll enjoy the unique benefits of a low – or even no – down payment; no mortgage insurance; no tax service fee; no appraisal fee; and no flood certification fee.

If you think that you have found a house you might be interested in and would like to take a tour through it, have your real estate agent or you may directly contact the listing broker for showing instructions. The listing broker's name and telephone number can be found at the beginning of each listing. If it is a new listing, contact us at the number provided.

- Available to Veterans and Non-Veterans
- Low Down Payment:
 - *Owner-Occupied Properties*
- *Minimum of 0% down*
 - *Investment Properties*
- *Minimum of 5% down*
- Competitive Fixed Interest Rates
- Terms from 15 to 30 years are available in 5 year increments.
- No Mortgage Insurance Required
- No Tax Service Required
- No Appraisal Fee
- No Flood Certification Fee



For Additional Information on the VA Vendee Financing Program:

- Contact Listing Broker
- Visit www.ocwen.com
- E-mail: vendeeinfo@ocwen.com
- Call 1-866-4VENDEE

Ocwen Federal Bank, a leader in mortgage servicing, is the service provider for the VA Vendee Financing Program.

Additional information can also be found at www.ocwen.com/vendee/VA_Financing_Program.cfm.

(1-866-483-6333)
8:30 a.m. – 5:30 p.m. (EST)
