

Texas Veterans Home Loan and Home Improvement Programs

Certification of Eligibility Application



George P. Bush, Chairman

For assistance, please contact the Texas Veterans Land Board
Toll free at 1-800-252-VETS (8387)

Last Update: January 27, 2017

Texas Veterans Land Board ♦ George P. Bush, Chairman
Stephen F. Austin Building ♦ 1700 North Congress Avenue ♦ Austin, Texas 78701-1496
P.O. Box 12873 ♦ Austin, Texas 78711-2873
512.463.5060 ♦ 800.252.VETS
texasveterans.com

ATTENTION



Loan Applicants, Sellers, and Contractors

- Section 403.055 of the Government Code and Section 231.006-7 of the Family Code prohibits issuing state funds or granting state loans to persons who are delinquent in paying child support or other debt owed to the state, such as state taxes or a guaranteed student loan. If any party to the proposed transaction is subject to these provisions, the loan may not be completed until the delinquent amounts have been paid or the appropriate arrangements have been made. This prohibition extends to any business entity in which the delinquent debtor has at least a 25 percent interest.
- Certification of eligibility to participate in the Texas Veterans Home Loan Program or Home Improvement Loan Program does not guarantee an interest rate on any loan. For information on locking in an interest rate on a home loan, please contact a VLB participating lender. For information on locking in an interest rate on a home improvement loan, please contact the VLB.
- To be eligible to participate in the Texas Veterans Home Loan Program or Home Improvement Loan Program, the applicant must have successfully repaid any previous VLB loan. A loan is considered repaid when the account has been paid in full by the original veteran purchaser or last approved assignee. Any active VLB loans in programs other than the one for which application is being made must be in good standing.
- To be eligible for a Texas Veterans Home Loan, all new-construction homes must meet the U.S. Environmental Protection Agency's ENERGY STAR® rating as an energy efficient home or have a HERS Index score of 75 or less.

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Dear Texas Veteran:

After you have read the enclosed information, please contact a participating lender for a home loan application or the VLB directly for a home improvement loan application.

Home Loans

You may borrow up to \$424,100 through a participating lender to be used in conjunction with a VA, FHA or conventional loan (certain restrictions apply – contact your lender). The down payment will be determined by the lender. Two married, eligible veterans may have only one active Veterans Home Loan Program or Veterans Home Improvement Loan Program loan at one time.

Home Improvement Loans

The VLB processes all home improvement loans. The maximum loan amount is \$25,000. All home improvement loans must close at a title company or an attorney's office. All home improvement loans will require HUD Title I insurance. The VLB must be in first or second lien position.

No materials can be delivered nor can construction begin until the fourth business day after closing the loan. Also, the veteran cannot advance funds to the contractor or purchase materials until the state of Texas warrant is released to the veteran.

All property improvements should be completed within six months from the date of disbursement of loan proceeds.

All loans are subject to credit approval.

Home Improvement Loan Pilot Program

Notwithstanding the above, the VLB is offering a pilot program for a limited time period, for home improvement loans of up to \$50,000 for improvements to eligible residents at a fixed rate and without HUD Title I insurance. All underwriting, eligibility, and other requirements applicable to HUD Title I home improvement loans will apply to the pilot program loan. Additionally, the appraised value of the home being improved must meet or exceed the total combined amount of any first lien and the proposed home improvement loan amount.

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Eligibility and Certification

Eligible Texas veterans can obtain a loan through the Texas Veterans Home Loan Program for the purchase of a primary residence in Texas or make improvements to their primary residence in Texas. All Texas Veterans Home Improvement Program loans must be originated by the VLB. The home loan is offered in conjunction with a Veterans Administration (VA), FHA or conventional loan (certain restrictions apply – contact your lender for more information).

Please note: Certification of eligibility to participate in the Veterans Home Loan or Home Improvement Loan programs does not guarantee an interest rate on any loan. For information on locking in an interest rate on a home loan, please contact a VLB participating lender. For information on locking in an interest rate on a home improvement loan, please contact the VLB.

Eligibility Requirements

- At least 18 years of age.
- A Bona fide and legal resident of Texas on the date of application and meet the following requirements.

Service Requirements

- An active duty military member.
- A member of the Texas National Guard.
- A reserve component military member having completed 20 qualifying years for retirement.
- A Veteran having served at least 90 active duty days unless discharged sooner due to service connected disability and not discharged dishonorably.
- A surviving spouse of a Veteran listed as missing in action or whose death was service connected.

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Certification Procedures

1. Complete and submit the Request for Certification (Form 41) and Declaration of Eligibility (Form 42) to the VLB.
2. Submit proof of military service to the VLB. The following will be accepted as proof:
 - DD214 (Member 4 copy) or discharge paper,
 - Statement/Verification of service (required for active duty personnel; the statement must include home of record, or state of legal residence,
 - Report of Separation, or
 - Other documentation which proves home of record at time of entry into active duty, a discharge other than dishonorable, length of active service, and the branch of service.
3. VLB will determine if the proof of military service (DD214 or similar discharge document) shows Texas as the home of record at the time of entry into active duty. Please note that "Place of Entry" is not considered proof of "Home of Record". Active duty personnel stationed in Texas may be eligible upon completion and filing with the military of a Change of Residency Form (DD2058) indicating that the veteran has changed his legal residency to Texas. The applicant must submit a letter from the military personnel office on appropriate letterhead stating that the DD2058 has been filed.
4. A veteran may qualify for a lower interest rate in the Home Loan and Home Improvement Programs if eligible for the Veterans with Disabilities Program. The veteran must have a compensable service-connected disability of 30 percent or greater as verified by an Award Letter from the VA or Department of Defense Disability Retirement Orders (The VA Award Letter must be submitted to the lender.)

***For current interest rate discount information, visit our Web site at www.texasveterans.com or call our toll-free number 1-800-252-VETS (8387).**

All VLB interest rates and the disability discount are subject to change at any time.

5. Email, mail or fax the completed:
 - Request for Certification (Form 41),
 - Declaration of Eligibility (Form 42),
 - DD214 or other proof of military service

Email to: certs@glo.texas.gov

Fax to: 512-475-0936

Or mail to:

Texas Veterans Land Board

P.O. Box 12873

Austin, Texas 78711-2873

Please Note: All required documentation must be received before the certification process can be completed. Please allow up to three (3) business days to complete the certification process.

6. Once it has been determined that the applicant is an eligible Texas veteran, the veteran and the lender (if applicable) will be notified. A list of VLB participating lenders can be obtained by calling the toll-free number or by visiting our Web site at www.texasveterans.com.

All loans are subject to credit approval.

Texas Veterans Home Loan and Home Improvement Programs



Request for Certification

To be eligible to participate in the Texas Veterans Land Board (VLB) programs, the applicant must have successfully repaid any previous VLB loan. A loan is considered repaid when the account has been paid in full by the original veteran purchaser or last approved assignee. Any active VLB loans in programs other than the one for which application is being made must be in good standing.

Name of Veteran _____
 Last First Middle Date

Current Address _____
 Street or P.O. Box Social Security Number

 City, State Zip + Four Date of Birth

Veteran's Email Address _____

Name Of Lender (Home Loans only) _____
 Loan Officer Loan Processor

Address _____
 Street or P.O. Box Telephone Number

 City, State Zip + Four Fax Number (required)

 Lender Email Address (required)

Loan Information: Texas Veterans Home Loan Program Texas Veterans Home Improvement Program
 Texas Veterans Home Improvement Loan Pilot Program

Term _____ Amount _____

Special Programs: You may qualify for an interest rate discount in the Veterans Home Loan and Home Improvement Loan Programs. Ask your lender about a discount available for Veterans with disabilities.

Note: All completed documentation supporting requests for the Veterans with Disabilities Discount must be submitted to the lender at the time of loan application.

Ethnicity (Optional): White Black Hispanic Native American Asian Other

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Veteran's Declaration of Eligibility

Please type or print.

Name of Veteran _____
Last First Middle Date _____

Address _____
Street or P.O. Box Social Security Number _____

_____ City State Zip Code _____

Home Phone Number Work Phone Number Fax Number _____

Veterans Email Address _____

Are you currently a member of a Reserve or National Guard Unit or still subject to recall as a member of the Selected Reserve or Individual Ready Reserve (IRR)? Yes No

If yes, indicate which. (Give name of unit and location, if applicable.)

I, _____ (print name), _____ (Social Security number),

hereby declare that I am applying for a loan under the Texas Veterans Home Loan or Home Improvement Program as a qualified veteran, **or as the unmarried surviving spouse of a qualified veteran**, under the provisions of the Veterans Home Loan Program, and that I desire to purchase, or improve, as the case may be, and hold said home for myself and no other person, and that I meet all applicable residency requirements for the loan for which I am applying.

Further, I have made no agreement to transfer or convey my interest in the home purchased or improved under this program to anyone else. I understand that I must occupy the home purchased or improved under this program as my principal residence for a period of three years from the date of the improvement or purchase of the home. I also understand that if I lease, transfer, sell or convey in whole or in part my interest in the home, the Texas Veterans Land Board (VLB) may escalate the interest rate on the loan or accelerate the principal and interest due on the loan, and/or pursue such other remedy or course of action as the VLB may deem appropriate and in the best interest of the program. I fully understand that my application will be subject to cancellation for making any false statement herein.

An applicant's military papers must show the home of record at the time of entry to be Texas or the applicant must be a bona fide resident of Texas at the time the application is made. (A "bona fide resident" is someone who is living in Texas with the intent to remain in Texas). This may include a Texas resident currently serving on active duty outside of Texas. Presence in Texas due solely to military service may not establish bona fide residency; however submission of a filed copy of a DD2058 may establish residency. Also note that the address the applicant lists as "Address after Separation" on the DD214 is not acceptable as proof of that Texas is the home of record. Active duty personnel stationed in Texas are eligible upon completion and filing of Change of Residence Form (DD2058) with the military.

Veteran's Signature

Texas Veterans Home Loan and Home Improvement Programs



To be completed only by applicants eligible for the 2015 Memorial Day Floods Disaster Relief Initiative.

STATE OF TEXAS
COUNTY OF _____

Affidavit

Affiant:

Property:

Before me the undersigned authority appeared the affiant, who, being duly sworn deposed and says:

1. I am _____
2. I reside at _____, the "property", and I am the owner of the same.
3. On or about _____ the home and improvements located on the "property" were damaged or destroyed as a result of _____.
4. I have received insurance proceeds, grants and other assistance totaling _____ to be used towards the purchase, repair or rebuilding of the damaged or destroyed home. **I am making this affidavit as an inducement to the VLB to provide a loan to supplement the insurance proceeds, grants, or other funding which I have received, to rebuild, repair or purchase a new home.** These loan proceeds will not be used to replace or as a substitute for other payments which I have received that may be used to rebuild, repair or purchase a new home.
5. I understand that without this affidavit along with the supporting documents which are attached hereto, to support my claim to have lost my home as the result of _____, and my agreement that the loan proceeds will be used in accordance with the initiative guidelines, the VLB would not provide me financing in accordance with its disaster relief initiative.

Further affiant sayeth not.

WITNESS MY HAND this _____ day of _____, 20____

STATE OF TEXAS
COUNTY OF _____

Before me the undersigned authority on this day _____ personally appeared _____, known to be to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes therein expressed.

My Commission Expires

Notary Public in and for the State of Texas

Examples of supporting documents to be attached to this affidavit include, but are not limited to, FEMA certifications, insurance claim statements, grant award letters, and pictures of the remains of the destroyed/damaged property.