

For More Information

**Call Toll Free
(888) 869-0194 ext. 3048**

Visit our Websites

www.homeloans.va.gov

www.vba.va.gov/phoenixlgy.htm



Or write

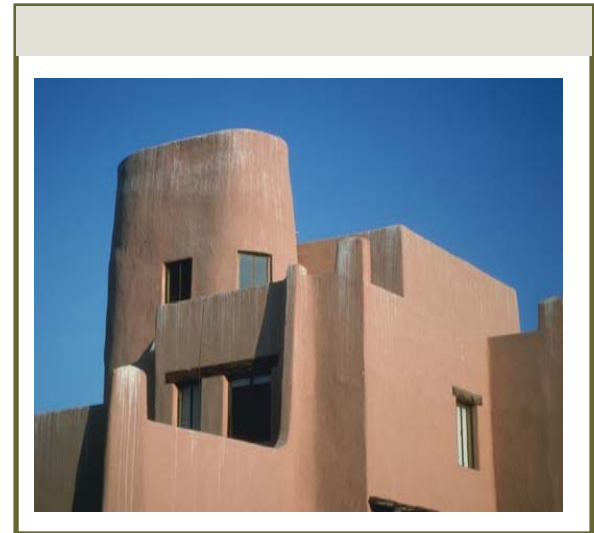
**Department of Veterans Affairs
Phoenix Regional Loan Center
Attn: Loan Production - 261
3333 N. Central Ave.
Phoenix, AZ 85012**



April 2008

**Department of Veteran Affairs
Phoenix Regional Loan Center**

Native American Direct Loan Program



Loans up to \$417,000 available to

- ✓ Purchase or construct a home on Native American trust land;
- ✓ Purchase a manufactured home that is/will be affixed to a permanent foundation on Native American trust land; or
- ✓ Refinance an existing Native American Direct Loan to lower the interest rate.

NO DOWN PAYMENT REQUIRED!

About the program

Many of our nation's veterans are Native American. In the past, most mortgage lenders were reluctant to make loans on trust lands because of certain title restrictions. In 1992, the Native American Direct Loan Program was created specifically to assist veterans who wanted to obtain a home loan on trust land. Last year, VA committed just over \$4.8 million for Native American Direct Loans nationwide. Now, VA is able to directly lend up to \$417,000, or the appraised value (whichever is less).

Why choose a Native American Direct Loan?

- ✓ No down payment required
- ✓ No private mortgage insurance
- ✓ Minimal closing costs
- ✓ Generally lower interest rates than conventional mortgages
- ✓ No prepayment penalties
- ✓ Veterans in receipt of VA Compensation may elect to have their mortgage payments directly deducted from their compensation.

Information you should know

Who May Apply

Native American veterans, or any veteran who is married to a Native American non-veteran, who reside on trust land and have meaningful interest in the dwelling or lot. Veterans must meet the same time in service requirements as the regular VA Home Loan program and have available home loan entitlement. (Submit VA Form 26-1880, Request for Determination of Eligibility, along with your proof of service to your local VA office.)

Loan Requirements

There must be an approved Memorandum of Understanding between the tribal organization and VA.

The veteran must occupy, or intend to occupy the property within a reasonable time.

The veteran (and spouse) must be deemed a satisfactory credit risk and have sufficient income to meet the monthly mortgage payments as well as any other debts or obligations.

Typical Loan Closing Fees

Appraisal and any Inspection Fees

Title/Escrow Fees

Hazard Insurance Premiums

Pre-paid Interest

*VA Funding Fee (1.25 – 2 percent of the loan amount)

**May be included in loan amount. Certain veterans may be exempt from paying this fee.*

**Contact your local Housing Authority
or VA office to apply.**