



**TYPICAL NON-RECURRING COSTS:**

- **Loan Origination Fees:** (1% x TOTAL Loan Amount), or use the worksheet to calculate.
- **Appraisal Fee:** This is an up-front fee - completed before approval, Cal-Vet will order the Appraisal for the Purchaser / Borrower.
- **Credit Report Fee:** (Usually collected up-front)
- **Title Insurance:** Calculated by Purchase Price
- **Flood Certification Fee:** Purchase Requirement
- **Recording / Endorsement Fees:** Required.
- **VA Funding Fee:** (0.050%-3.00% Per Charts)
- **VA Compliance Inspection Fee:** (\$50.00 to \$60.00 as established by local VA Office).
- **Discount Points:** If the Veteran wants to Pay 'Discount Points' to obtain an available lower rate - Cal-Vet will (Multiply the 'Total Loan Amount' [Use Worksheet to Calculate Points]).
- **Energy Efficient Rating Fee:** Typically \$100.00 to \$200.00 dollars.
- **Survey Fee:** (If required by lender or VA).
- Many of these fees may be financed in a
- **Purchase Contract:** Your Real Estate Agent must communicate with our Cal-Vet Certified Mortgage Lenders - before writing your Purchase Contract.

**RE-CURRING COSTS: (Pre-Paid Fees by Veteran)**

- **Fire Insurance Premiums:** 14-Months
  - **Flood Insurance Premiums:** 14-Months
  - **Pre-Paid Interest:** 15-30 Days Approximately
  - **Taxes:** Approximately 6-Months.
- All of the above Fees may be "Seller Paid"!!!

**Contact A Cal-Vet Approved Lender**

Advance Mortgage Corporation  
 Cal-Vet Approved Lender  
 7676 Hazard Center Drive, 5<sup>th</sup> Floor  
 San Diego, CA, 92108  
 P (800) 584-9030; F (619) 255-74422

**NON-ALLOWABLE COSTS:**

When the Veteran pays the 1% Loan Origination Fee The Veteran may not pay for fees associated with any of the following services or goods.

- **Attorney Services:** N/A.
- **Application Fees:** N/A
- **Escrow, Settlement or Loan Closing Fees:**
- **Inspection Fees:** N/A.
- **Lender Fees:** N/A.
- **Loan Commitment:** N/A.
- **Trustee:** N/A.
- **Truth & Lending Preparation Fees:** N/A.
- **Lender Appraisal Fees:** N/A.
- **Lender Postal Fees:** N/A.
- **Lender Telephone Fees:** N/A.
- **Loan Document Preparation Fees:** N/A.
- **Notary Fees:** N/A.
- **Processing Fees:** N/A.
- **Photo Fees:** N/A.
- **Tax Service:** N/A.
- **Underwriting Fees:** N/A.

**PURCHASE PRICE & INCOME LIMITS:**

- San Diego = 1<sup>st</sup> Non-Targeted, 2<sup>nd</sup> Targeted Areas:
- **Purchases =** \$825,986.00 - \$1,009,539.00
  - **Income Limits =** \$94,800.00 - 110,600.00

**PURCHASE PRICE & INCOME LIMITS:**

- Riverside = 1<sup>st</sup> Non-Targeted, 2<sup>nd</sup> Targeted Areas:
- **Purchases =** \$592,105.00 - \$723,684.00
  - **Income Limits =** \$79,920.00 - 81,360.00

For a *Estimation of Fees* on your *Cal-Vet Purchase* call one of our Licensed Agents or have your Personal Real Estate Agent contact us on how you can get pre-approved Cal-Vet and request your:

- Estimated Closing Costs, and
- Estimated Monthly Mortgage Payments.

**Cal-Vet Interest Rates:**

**6.10% = Unrestricted Funds =** This loan program is not subject to "Income & Purchase Price Limits and Federal Recapture Fees" neither is "War Time Service" required. (If the Veterans Income is *more* than the 'Income Limits' that are required by Cal-Vet or VA, then this is the rate program that the Veteran qualifies for).

**5.50% = Qualified Veterans Mortgage Bonds =** This loan program is subject to "Income & Purchase Price Limits and Federal Recapture Fees" but must have served prior to JANUARY 1st, 1977 and apply within 30 years of release from active duty. Also "War Time Service" is required. (The Veterans Income must be *less than* the 'Income Limits' that are required by Cal-Vet or VA, then this is the rate program that the Veteran qualifies for).

**5.45% = Qualified Mortgage Bonds =** This loan program is subject to "Income & Purchase Price Limits and Federal Recapture Fees" but no "War Time Service" is required. (The Veterans Income must be *less than* the 'Income Limits' that are required by Cal-Vet or VA, then this is the rate program that the Veteran qualifies for).

The Loan Programs available for all of the Interest Rates above are: (1) Cal-Vet, (2) VA, (3) Cal-Vet 97%, and (4) Cal-Vet 80/20.

**Unbeatable Rates for Veterans and Purchase Closings within 30-Days.**

Advance Mortgage Corporation - Cal-Vet Pre-Approval Form

Prequalification Information

Veteran's Name: \_\_\_\_\_

Veteran's Age: \_\_\_\_\_

Soc. Sec.# \_\_\_\_\_

Active Duty Service Dates: \_\_\_\_\_

From: \_\_\_\_\_ To \_\_\_\_\_

Spouse's Name: \_\_\_\_\_

Soc. Sec.# \_\_\_\_\_

No. of Children (dependents): \_\_\_\_\_

Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Evening Phone: \_\_\_\_\_

Previous Cal-Vet loan? Yes \_\_\_ No \_\_\_  
V.A. loan? Yes \_\_\_ No \_\_\_ Paid \_\_\_  
\*\*\*\*\*

Veteran's Employment: \_\_\_\_\_

(Gross Monthly) Income: \_\_\_\_\_ Years\* \_\_\_\_\_

Spouse's Employment: \_\_\_\_\_

(Gross Monthly) Income: \_\_\_\_\_ Years\* \_\_\_\_\_

Other Income: Source: \_\_\_\_\_ Amount: \_\_\_\_\_

Source: \_\_\_\_\_ Amount: \_\_\_\_\_

\*If on the job less than 2 years, indicate previous employment: \_\_\_\_\_

VA Disability rating? Yes \_\_\_ No \_\_\_  
\_\_\_\_\_%  
\*\*\*\*\*

Monthly Long-term Debts (don't include any which will pay off within 10 months. Exclude rent or house payments)  
Type Amount Owed Monthly Pmt. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Do you pay child support? Yes \_\_\_ No \_\_\_

Amount: \$ \_\_\_\_\_

Totals: \_\_\_\_\_  
(Include monthly payments on long-term debts and child support, if any)  
Current rent/housecost: \_\_\_\_\_

Do you have a loan amount in mind? \_\_\_\_\_

\$ \_\_\_\_\_ What area/county? \_\_\_\_\_

Source of funds for the down payment: \_\_\_\_\_

Any known credit problems? \_\_\_\_\_

\*\*\*\*\*

Home type (house, condo, mobile)? \_\_\_\_\_

First-time home Buyer? Yes \_\_\_ No \_\_\_

Veteran Signature: \_\_\_\_\_

Spouse Signature: \_\_\_\_\_

Date: \_\_\_\_\_  
\*\*\*\*\*

Are you currently working with a Real Estate Agent? \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Phone Number: \_\_\_\_\_