

Announcement #25-93

Date: December 04, 2025

VA Cash-Out Refinance Maximum LTV/CLTV Update

Effective with loan applications dated on and after December 05, 2025, the following maximum LTV/CLTV requirements apply to VA cash-out refinance transactions:

- **Cash-Out Type I Refinance:** A refinance in which the new loan amount (including the VA Funding Fee) **does not exceed** the payoff amount of the loan being refinanced. The Veteran **may not** remove equity from the subject property.
 - Eligible up to 100% LTV/CLTV¹.
 - Applies to all commitment types.
- **Cash-Out Type II Refinance:** A refinance in which the new loan amount (including the VA Funding Fee) **exceeds** the payoff amount of the loan being refinanced. The Veteran **may** remove equity from the subject property.
 - LTVs/CLTVs greater than 90% are ineligible.

Refer to the product profiles for complete requirements. Please contact your Sales Representative with any questions.

¹ Subject to loan amount and/or minimum credit score requirements