



Bulletin 14-36

VA Program DTI Enhancement

HomeBridge is pleased to announce an enhancement to the DTI requirements on the VA program.

Effective immediately, the following applies to loans with an "Approve/Eligible" Finding:

- 620-639 credit score, DTI > 45% considered on an exception basis
- ≥ 640 credit score DTI is per DU (currently capped at maximum 50% DTI).

As a reminder, VA loans with a DTI > 41% requires additional documentation/justification unless:

- The ratio is > 41% is due solely to the existence of tax-free income, or
- Residual income exceeds the guidelines by at least 20%

This enhancement applies to new submissions and to loans currently in the pipeline.

The VA matrix has been updated with this information and posted on the HomeBridge website at www.homebridgewholesale.com

If you have any questions, please contact your Account Executive.