

Click here to get started today!

Types of closing costs to expect with an Interest Rate Reduction Refinance Loan

- Application and Processing Fees
- Commitment or Marketing Fees
- Discount Points
- Document Preparation Fee
- Environmental Endorsements
- Flood Zone Determination
- Interest Rate Lock-In Fee
- Loan Closing or Settlement Fee
- Notary Fees
- Prepaid Taxes and Hazard Insurance
- Recording Fees
- Special Mailing Fees
- Tax Service Fee
- Title Examination Fee
- Title Insurance Fee
- Trustee's Fees or Charges
- VA Funding Fee

This is not an exhaustive list of all fees or charges associated with an IRRRL. Contact NASB or your local VA Regional Loan Center if you have any questions.

Department of Veterans Affairs
VA Regional Loan Center
1 Federal Drive, Ft. Snelling
St. Paul, MN 55111-4050

Toll-free number:
1-800-827-0611
Monday – Friday
7:00 a.m. – 5:00 p.m. CST

St. Paul RLC Website:
www.benefits.va.gov/stpaul/

National VA Home Loans Website:
www.benefits.va.gov/homeloans/

Contact the VA Eligibility Center
1-888-244-6711
ebenefits.va.gov/ebenefits/apply

For more information on VA IRRRL or other home loan products offered by NASB:

Call: 1-855-465-0753 (toll-free)
Web: www.nasb.com/home-loans/



Interest Rate Reduction Refinance Loans

(Streamline Refinance)



What is an IRRRL?

IRRRL is an abbreviation for Interest Rate Reduction Refinancing Loan (also referred to as, "Streamline Refinance"). The IRRRL is used to reduce interest rates on existing VA loans, or to move from an adjustable rate mortgage (ARM) to a fixed rate.

How do I meet the requirements?

Unlike your first application for a VA home loan, you won't need to re-apply for a Certificate of Eligibility with an IRRRL. The refinance does require you to verify the base VA loan is guaranteed through your VA entitlement.

Another difference from the initial VA loan application is in the occupancy requirement. IRRRL applications want to know if you had previously occupied the home, not if you currently occupied or intended to occupy it.

The VA does not require a credit underwrite or appraisal. NASB typically does not require these either, though certain applications may be subject to these processes.

What if I have a Second Mortgage?

Only the existing VA loan may be paid using the benefits of an IRRRL. The holder of a second mortgage must agree to subordinate that lien so your new VA loan will be a first mortgage.

If I have equity, can I take cash out?

You are not allowed to receive cash from the loan. The amount of the new loan cannot exceed the sum of the outstanding VA loan balance (plus any costs and fees). Up to \$6,000 in energy efficient improvements may be added into the loan. Speak with a NASB representative for more details.

How much should I expect to pay?

NASB will waive many of the fees associated with a base VA home loan from other lenders. If certain requirements are met, you could get an IRRRL approved with no money out of pocket. The VA charges a funding fee of 0.5% on the new loan amount. This fee can be paid in cash, or added to the new loan.

NOTE: Frequently refinancing or adding all fees, costs or improvement amounts to the loan may negatively impact your mortgage. You may end up owing more than fair market value,

thus giving you great difficulty in selling your home to pay off the remaining loan balance. Consult your NASB loan representative to get clarification to any questions you have about paying your IRRRL.

What about the special program for veterans I saw in my mailbox?

Lenders may try to convince you that they are the only bank who can service your IRRRL. That's simply not true, and in fact any lender of your choice can process the IRRRL – not just the bank who approved your base VA home loan or who you make your payments to now.

NASB encourages veterans to be informed on the best available options for an IRRRL. Speak with several lenders to match-up potential interest rates or associated fees. The best any veteran can do is to take control over your IRRRL options. If you have any questions regarding your VA loan or Streamline Refinance, contact a NASB representative for more details.