

The applicant must have at least 10% equity in the property to be improved. This means that the value of the property is at least 10% higher than the sum of the existing mortgages including the HILP mortgage.

To calculate the value of the property, the WDVA normally uses the equalized assessed or fair market value (shown on the property tax statement) plus 1/2 the cost of the home improvements.

At the applicant's option and expense, an approved real estate appraisal may be substituted for the assessed or fair market value listed on the property tax statement.

For more information

For more information and to apply for WDVA benefits, contact a county veterans service office. More detailed information is also available on the WDVA web site.

dva.state.wi.us

You may call or write:

Wisconsin Department of Veterans Affairs
PO Box 7843
30 W. Mifflin St.
Madison, WI 53707-7843
phone: (608) 266-1311 or toll-free
1-800-947-8387 (WIS-VETS)
e-mail: Headquarters@dva.state.wi.us

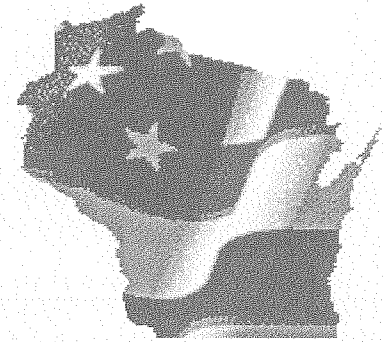
Warning: The WDVA receives a statewide support lien docket listing all individuals who have a delinquent child-support obligation in Wisconsin. According to state law, the WDVA may not approve a primary mortgage home loan or a home improvement loan for any applicant on the docket unless the applicant provides one of the following items:

- A statement signed by the Wisconsin Department of Workforce Development or its designee showing that the delinquent obligation has been paid and is now current.
- A copy of a child-support repayment agreement that has been kept current for the six-month period before the date the WDVA receives the application.

When administering or determining eligibility for benefits offered to veterans by the state of Wisconsin, the Wisconsin Department of Veterans Affairs does not discriminate against persons, or harass them, because of their race, creed, color, national origin or ancestry, age, disability, gender, sexual orientation, political affiliation or beliefs, or arrest or conviction record. The Wisconsin Department of Veterans Affairs is an Equal Opportunity Lender. The Wisconsin Department of Veterans Affairs is also a Fair Housing Lender.

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WISCONSIN DEPARTMENT
OF VETERANS AFFAIRS



HOME LOANS FOR WISCONSIN VETERANS

- PRIMARY MORTGAGE HOME LOAN PROGRAM (PML)
- HOME IMPROVEMENT LOAN PROGRAM (HILP)

WDVA web site: dva.state.wi.us

Eligibility for WDVA home loans

To obtain benefits and services from the Wisconsin Department of Veterans Affairs (WDVA), veterans must meet military service requirements and state residency requirements set by the State Legislature.

Wisconsin veterans who served on active duty for at least two continuous years or the full period of their initial service obligation (*whichever is less*) generally meet the military service requirements.

Veterans with other military service, such as 90 days of active duty during a wartime period, may also be eligible.

The veteran must have been a Wisconsin resident at the time of entry or re-entry into active-duty service or have lived in Wisconsin for at least 12 consecutive months after entry or re-entry into active-duty service. (Active-duty service in Wisconsin may count toward the 12 consecutive months of residency if the veteran changed his or her residence to Wisconsin for that period.)

Unremarried spouses and minor or dependent children of deceased veterans who were eligible for WDVA home loans may also qualify for home loans.

WDVA home loans no longer have maximum income limits.

Veterans may have both a WDVA primary mortgage home loan and a home improvement loan.

Interest rates on WDVA home loans change periodically. Contact your local county veterans service office for the latest interest rates and to apply for WDVA benefits. More information about state veterans' benefits and the current interest rates also is available on the WDVA web site.

dva.state.wi.us

The following information about WDVA benefits and services is not all inclusive and may change without notice. *Published September 2001.*

Primary Mortgage Home Loan Program

Eligible veterans may qualify for a 30-year mortgage with an interest rate that is usually lower than comparable mortgage loans. No private mortgage insurance is necessary, and no discount points are charged. A down payment of 5% and all closing costs are required. Veterans with a 30% or more disability rating will have the origination fee paid by the WDVA. A minimum of 15% down payment is required for a mobile home mortgage. The down payment may be borrowed from the applicant's own assets or a WDVA approved government program.

The mortgage loan must be used to purchase or construct the veteran's principal residence. It may not be used for vacation or income property. A duplex or multifamily residence may qualify for the loan if it includes the veteran's principal residence.

The loan may not be used to refinance an existing mortgage. However, veterans may obtain another WDVA primary mortgage home loan after paying off the existing loan. There is no limit on the number of WDVA primary mortgage home loans a veteran may receive.

In addition, the amount borrowed from the WDVA may not exceed 2-1/2 times the median sales price of a Wisconsin home. (Contact your county veterans service officer for information about this limit.)

Generally, the total cost of the property may not exceed its market value, as determined by an appraiser selected by the lender. However, some flexibility is allowed.

The loan may be used to:

- Purchase an existing house, including condominiums.
- Purchase land and build a house. Construction contracts must be at a fixed price because no cost adjustments are permitted. Veterans may get a WDVA primary mortgage loan to replace a short-term construction loan after construction is completed.

Mortgages will not be approved for substandard housing or temporary dwellings that do not meet minimum requirements for health and sanitation (such as garages, basements and cottages which are not ready for permanent occupancy).

After obtaining a certificate of eligibility from a county veterans service office, the veteran may apply for the WDVA home mortgage loan through a participating financial institution, such as a bank, credit union or savings and loan.

Home Improvement Loan Program

Eligible veterans may borrow up to \$25,000 with up to 15 years to repay. The Home Improvement Loan Program (HILP) may be used for a variety of additions, construction, repairs and alterations of a veteran's principal residence. HILP also may be used for garage construction. However, it may not be used for personal property such as furniture and certain types of appliances.

HILP must be secured with a mortgage on the property to be improved. Loans of \$3,000 or less may be secured with a guarantor instead of a mortgage.