

PCSing? Here's your VA Home Loan Checklist!

It's common for military families to move every few years. Before your next Permanent Change of Station (PCS), get prepared by reading the following steps.



Obtain a Statement of Service (SOS)*.

Eligible VA Loan borrowers are required to have the SOS which shows the:

- Service member's full name
- Social Security Number (SSN) or the last 4 digits of SSN
- Entry date on active duty
- Duration of lost time, if any (gaps in service are not common)
- Name of the command providing the information
- Member's ability to re-enlist or be in good standing (this reflects character of service)

Obtain your Certificate of Eligibility (COE).

This verifies to us that you're eligible for a VA-Guaranteed loan. You can obtain your COE through the eBenefits portal online. You'll need the following information:

- The SOS from the command
- Online application through eBenefits

Gather income and asset documents.

- Download the Leave & Earnings Statement (LES) from the "My Pay" section of eBenefits (Dual Military families are required to provide both statements. This is your borrower's income snapshot.)
- Non-military spouses that have full time employment secured at the new destination will need a PDF of the employment offer letter. It can be used as supporting income documentation per, VA Loan Guidelines**.
- Send a PDF of your last 2 months of bank statements and send to us. Include documentation if money will be needed at closing or earnest money will be used for the down payment.

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Know Basic Allowance for Housing (BAH).

Your BAH listed on your Leave & Earning Statement (LES) should be where you're coming from, not where you're moving.

- Pull new BAH from www.defensetravel.dod.mil and send a PDF to us so we can adjust their allowances when calculating income.



Get a Pre-Qualification.

Knowing your budget and that your loan is secure can be advantageous when buying a home in a competitive market.

Call today

to learn more about home financing through a VA Loan.

Spectra Mortgage

Spectra Mortgage Corporation

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Lakewood, CO 80235

www.spectramortgage.com

NMLS SMC: 387483

*The Statement of Service can be on Command letterhead or come from a .mil email address.

** Income from a previous job doesn't count. Do not provide pay stubs to your lender from a job you aren't going to have in new location.