

VA Mortgage FAQ for Sellers



Am I responsible for the funding fee if the buyer uses a VA loan?

No, commonly the buyer/borrower will have the VA funding fee included into their loan amount.

Will the appraisal process be more difficult if I accept a VA offer? Will my house be more scrutinized?

No. The laws and process surrounding appraisal independence are almost identical to conventional mortgages. The only item that will sometimes arise during a VA appraisal is if the subject property has chipping and peeling paint anywhere. In most states, there will have to be a termite inspection done on the property, however, the cost of that is negotiable between the buyer and seller.

I want to sell my home fast. Does the VA home loan take longer than a conventional mortgage?

Absolutely not. The compliance laws surrounding disclosures and closing are identical to conventional loans. The lender has some extra tasks they have to perform, but when working with a reliable lender, the time lines and process are the same.

Don't I end up paying for more fees when I sell to a VA borrower vs. a conventional borrower/buyer?

No. Your fees for title and conveyance will be identical, as well as your property tax preparations.

What is the maximum seller concession that can be requested by the buyer using a VA mortgage?

4% of the purchase price.

Let's Talk



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