



## VA Matrix

revised 5/3/2022

### Soft Pull Reports

FSB pulls a “soft pull” credit report during the final review of the loan. As the file is being prepped to clear to close a single bureau report is pulled that will verify if new credit has been acquired during the process or if existing balances on credit have increased dramatically. If either of these situations occur, the loan will not be cleared to close until terms of the new credit have been verified or the updated balances on the reports for the existing credit maintain the approved DTI ratios needed for final approval. Additional inquiries on the soft pull will require an additional LOX per the Inquiry Letter Guidance shown above.

Credit reports charged to veterans are limited to the actual invoice price charged to the lender, not to exceed a maximum combined total of \$100 charge must be substantiated with an invoice.

AUS fees charged to veterans are limited to actual evaluation fee charged to the lender in lieu of a credit report charges not to exceed a maximum total of \$100. Charge must be substantiated with an invoice

The only time where both a credit report and an AUS can be charged to the veteran is on AUS “Refer” cases. A maximum total of \$100 still applies for the combined total of the credit report and AUS charges

See Circular 26-14-36, dated 11-18-14.

### IRRRL-Housing (Mortgage/Rental) payment history requirements

- All loans must be current
- For the subject loan being refinanced, the veteran has not been more than 30 days past due during the 6 months preceding the new loan’s closing date:
- Loans where the P&I increases more than 20% require credit report or tri-merged in-file

