



VA Matrix

revised 5/3/2022

Gifts

- Acceptable
- Gift of Equity is acceptable but cannot be applied as down payment purposes to reduce VA Funding Fee

- Eligible to use toward all down payment, closing costs and prepaids
- Gift given in the form of Cash are not allowed
- Gift of equity can only come from a family member

Documentation Required for Gift Funds

- Documentation of gift funds must include:
 - Gift letter executed by party providing gift and borrower receiving gift
 - Copy of cancelled check or wire receipt if being sent directly to title company for the closing
 - Copy of donor's bank statement to prove they had funds to give. Large deposits will need to be sourced accordingly. Bank statement must show the withdrawal of gift funds.
 - Copy of borrower's bank statement to show deposit of funds (not required if wire is sent directly to the title company and proof of wire is provided). Gaps in bank statements are not allowed. Please provide the full printout from the bank from the date of the last bank statement provided. Large deposits outside of the gift deposit will need to be sourced.