

What are VA loan limits?



One of the great benefits of a [VA home loan](#) is that you can borrow with no money down versus a conventional loan which requires a down payment of at least 20% to avoid paying private mortgage insurance. However, there are limits to the entitlement associated with a VA 0% down home loan.

The Veterans Administration institutes loan limits on how much a veteran can borrow without a placing a down payment on the home. To explain, members of the military are eligible for a basic entitlement of \$36,000 and lenders will generally allow veterans to borrow four times that amount to \$144,000. If your home costs more than \$144,000, the VA will only guarantee 25% of the loan up to the loan limit of \$453,100.

For 2019, in certain higher cost counties, the limit could go as high as \$726,525 for a single family home. A loan above this amount is considered a jumbo loan and you would need to provide a down payment of 25%.

It's important to note that these are loan limits and not a guarantee of how much you will qualify for as that depends on your income, credit score, debt-to-income ratio and assets. Also, loan limits can change. Your Freedom Mortgage loan advisor will be able to guide you through the options.

Check out the [VA chart \[pdf\]](#) file opens in a new window that outlines the limits based on county.