

We'll help you determine which loan option is the right fit.

As a Veteran, you have a choice when it comes to getting a mortgage. You can go the [conventional](#) route and get a standard mortgage or use your Veterans benefits and get a [VA loan](#). Here are some of the differences between them to help you understand which is best for your needs.

CONSIDERATION	VA LOAN	CONVENTIONAL LOAN
Type of home	Only used for primary residence-owner occupied.	Can be used for primary residence, vacation home, investment or rental property.
Down Payment	Borrow with no money down. See loan limits .	Down payment required. If less than 20% than Private Mortgage Insurance (PMI) is also needed.
Rates	Typically lower than conventional loans. According to Ellie Mae, VA rates are typically 0.33% lower.	Rates are tied to market rates.
Credit Scores	Department of Veterans Affairs does not set minimum credit score. Freedom Mortgage offers expedited credit options.	Minimum credit score requirements.
Fees	VA Administration charges a mandatory funding fee in addition to origination charges, title insurance, inspection and other fees.	Closing costs will include origination charges, title insurance, inspection and other fees.

VA LOANS VS. CONVENTIONAL LOANS



CONSIDERATION	VA LOAN	CONVENTIONAL LOAN
Debt to Income Ratio (DTI)	Lenders generally use 41%. DTI is a measure of a borrower's income compared to their monthly debt.	Income to debt cannot exceed 50%.

We will work with you to understand your unique situation and help you take advantage of your VA benefits. Our mission is to help Veterans and active service personnel understand all the options so you can make an informed decision.