Vacancy Factors

	Gross Rental Counted	Equity Required	
FHA	75%	25%	
VA	100%	None	No Benefit of Rental Income
Conventional	75%	0%	

Investment Properties need 2 Years of Rental Income on Tax Returns or necessary Vacancy factors and Current Lease in order to count the Rental Income

This will require an appraisal (ordered by the Mortgage Company, when the new loan is in process) to verify the current Value of the Investment property, and a current lease. The term of the Lease will need to be 12 months in duration.

VA Requirements for Rental	**Only Debt Offset**	Positive Rent cannot be added back to income
	Need the following	
1.	Lease	
2.	No Equity	
3.	Security Deposit	
4.	1st Month's Rent	

VA Formula	Lease	Rent	Counted
	$2,000		
	100%		
	$2,000	$2,500	$2,000

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