



Announcement 04-18R

6 Month Seasoning Requirement on VA Cash Out and IRRRL – REVISION / CLARIFICATION

Effective with loan funded on and after February 16, 2018

Due to a change in Ginnie Mae pooling requirements ([APM 17-06](#)), all VA Cash Out refinance and IRRRL transactions will require that the borrower have made 6 full payments on the VA loan being refinanced.

The first payment due date of the new loan must be at least 210 days after the first payment due date of the loan being refinanced. Any loan not funded by February 16, 2018 will have a condition added requiring proof of 6 months payments being made.

Effective immediately, any VA Cash Out refinance or IRRRL transactions with first payments on and after March 1st, 2018 must meet these new requirements.