

VA funding fee rate charts

Effective January 1, 2020, based on Public Law 116-23

Review the VA funding fee rate charts below to determine the amount you'll have to pay. Down payment and VA funding fee amounts are expressed as a percentage of total loan amount.

For example: Let's say you're using a VA-backed loan for the first time, and you're buying a \$200,000 home and paying a down payment of \$10,000 (5% of the \$200,000 loan). You'll pay a VA funding fee of \$3,135, or 1.65% of the \$190,000 loan amount. The funding fee applies only to the loan amount, not the purchase price of the home.

VA-backed purchase and construction loans

Rates for Veterans, active-duty service members, and National Guard and Reserve members

	If your down payment is...	Your VA funding fee will be...
First use	Less than 5%	2.3%
	5% or more	1.65%
	10% or more	1.4%
After first use	Less than 5%	3.6%
	5% or more	1.65%
	10% or more	1.4%

Note: If you only used a VA-backed or VA direct home loan to purchase a manufactured home in the past, you'll still pay the first-time funding fee.

VA-backed cash-out refinancing loans

Rates for Veterans, active-duty service members, and National Guard and Reserve members

First use	After first use
2.3%	3.6%

Note: The VA funding fee rates for refinancing loans don’t change based on your down payment amount. If you used a VA-backed or VA direct home loan to purchase a manufactured home, you only need to pay the first-time use funding fee.

Native American Direct Loan (NADL)

Type of use	VA funding fee
Purchase	1.25%
Refinance	0.5%

Note: The VA funding fee rate for this loan doesn’t change based on your down payment amount or whether you’ve used the VA home loan program in the past.

Other VA home loan types

Loan type	VA funding fee
Interest Rate Reduction Refinancing Loans (IRRRLs)	0.5%
Manufactured home loans (not permanently affixed)	1%
Loan assumptions	0.5%
Vendee loan, for purchasing VA-acquired property	2.25%

Note: The VA funding fee rates for these loans don't change based on your down payment amount or whether you've used the VA home loan program in the past.