FREE RESOURCE

VA Loan Guide

Zero-down financing built for those who served

VA loans are one of the most powerful benefits available to eligible veterans, active-duty service members, and surviving spouses. This guide covers how the VA loan works, who qualifies, and what makes it different from other loan programs.

What Is a VA Loan?

A VA loan is a mortgage guaranteed by the U.S. Department of Veterans Affairs and issued by private lenders like K&G Capital Mortgage. Because the VA guarantees a portion of the loan, lenders can offer terms that are hard to beat anywhere else.

Who Is Eligible?

- Veterans who meet minimum active-duty service requirements
- Active-duty service members currently serving
- Certain National Guard and Reserve members
- Surviving spouses of service members who died in the line of duty or from a service-connected disability

K&G Tip: *Your Certificate of Eligibility (COE) confirms your VA loan benefit. We can help you request one in minutes.*

Key Benefits

- **0% down payment** for most eligible borrowers — no need to save for years
- **No private mortgage insurance (PMI)**, which lowers your monthly payment
- **Competitive interest rates**, often lower than conventional loans
- **Flexible credit requirements** compared to conventional financing
- **Limits on closing costs** the VA allows lenders to charge you

The VA Funding Fee

Most borrowers pay a one-time VA funding fee, which helps keep the program running for future veterans. The amount depends on your down payment and whether it's your first time using the benefit. Veterans receiving VA disability compensation are typically exempt. This fee can be rolled into your loan rather than paid out of pocket.

VA Loans and Property Types

VA loans can be used to buy a primary residence, including single-family homes, VA-approved condos, and some new construction. The home must meet VA minimum property requirements, which focus on safety, soundness, and sanitation — not cosmetics.

Can You Use a VA Loan More Than Once?

Yes. Your VA entitlement can be restored after you pay off or sell a home financed with a VA loan, and in many cases you can have more than one VA loan at a time if you have enough remaining entitlement.

Getting Started

Our loan officers work with veterans and military families throughout Montgomery County and the Houston area every day. We'll walk you through your Certificate of Eligibility, answer your questions about the funding fee, and get you pre-approved quickly.

K&G Tip: *Ask us about pairing a VA loan with our same-day pre-approval process.*