

# Military & Veteran Benefits

Helpful information for those who serve our country.

## Knowing your BAH

Basic Allowance for Housing

Service members who are authorized to live off base can receive a monthly BAH payment to cover the cost of private-sector housing. Your BAH rate is determined by the local costs for rent, utilities and renter's insurance as well as your rank & number of dependents.

If on base housing is unavailable, single & unaccompanied personnel may receive permission to live off base.

## VA Loan Benefits

Home Loans Include:

Little to no down payment depending on loan amount and the VA Guaranty.

No Private Mortgage Insurance

Limits on closing costs & no prepayment penalties.

Loan is assumable by another qualified veteran borrower.

and much more!

## Bankruptcy & Foreclosure

Not a Disqualifier

Foreclosures & Bankruptcies do not automatically disqualify borrowers for future loans. The VA shortens the bounce-back time to qualify for a new loan to 2 years or less depending on the circumstances.

## Deployment Protections

Service members Civil Relief Act

Residential Leases - Allows a service member to terminate a residential lease with PCS or deployment orders will cause an absence of 90 days or more.

Mortgage Payments - Allows a 3 month grace period during which mortgage lenders may not foreclose or seize property for failure to pay a mortgage debt.

## Available Grants

Help for Wounded Warriors

The VA offers grants to help service members & veterans disabled during your military service. Three grants available are:

Special Housing Adaptation: The SHA grant is generally used to increase mobility throughout your existing home.

Specially Adapted Housing: The SAH grant can be used to assist veterans with mobility throughout their current home when the need is due to blindness or loss of use of hands or arms.

Temporary Residence Adaptation: TRA grants are for eligible veterans & seriously injured active duty service members who are temporarily living in a home owned by a family member.

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