VA LOAN ASSUMPTION FACT SHEET · FOR BUYERS' AGENTS AND BUYERS

5045 Los Morros Way, Unit 83

Oceanside, CA 92057 · MLS #260023111 · 1 bed / 1 bath · 700 sq ft · List price $420,000

Loan snapshot

Loan type	VA, fixed rate
Interest rate (note rate)	5.000% fixed
Approximate balance	About $345,000 (seller's estimate; exact balance confirmed by servicer)
Remaining term	To be confirmed by servicer
Servicer	PennyMac — Qualified Assumptions Department
Servicer phone	888-381-2918 · Mon–Fri 6 am–6 pm PT · Sat 7–11 am PT

What the buyer needs

- **Approval by the servicer.** The buyer applies with PennyMac and must qualify on credit and income under VA standards. The assumption is not automatic.
- **Cash for the difference.** The buyer covers the gap between the purchase price and the loan balance — about **$75,000 at the current list price** — plus their own closing costs. Ask PennyMac whether secondary financing is permitted to cover part of the gap.
- **VA funding fee.** VA charges a 0.5% funding fee on assumptions (about $1,725 on a $345,000 balance). Some buyers, such as veterans receiving VA disability compensation, may be exempt — confirm with PennyMac.
- **Veteran status is not required.** Any buyer who qualifies may assume the loan. An eligible veteran buyer may also choose to substitute their own VA entitlement.

How the process works

1. Before writing an offer: call PennyMac's Qualified Assumptions Department to request the assumption package, current fees and current processing times.

2. Write the offer: make it contingent on PennyMac assumption approval and allow a longer escrow than a conventional purchase, based on PennyMac's quoted timeline.

3. In escrow: the buyer submits the application and documents; PennyMac underwrites and issues its decision.

4. Closing: escrow closes with the assumption documents and the buyer takes over the existing loan.

Questions or to schedule a showing

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Loan information is provided by the seller and has not been verified by the listing agent. It is subject to confirmation by the servicer. The existing loan may be assumable, subject to servicer and VA approval and the buyer's qualification. This sheet is not a loan offer or a commitment to lend, and no specific payment or terms are guaranteed. Buyers should consult PennyMac and their own lender or advisor. VA funding fee information: VA.gov, Funding fee and closing costs.