

**Veterans Benefits Administration
Department of Veterans Affairs
Washington, D.C. 20420**

**VA Manual 26-4, Revised
Change 5
November 17, 2016**

**To: Regional Loan Center Personnel and Other Participants in the VA
Loan Administration Program**

Subject: Transmittal of Change 5 to M26-4, Servicer Handbook

Purpose

Attached are revisions to Chapters 4, 5, 7, 8, 9, 10, 11, 12, 14, 15 and Appendix B, E, G and H of VA M26-4, Servicer Handbook.

Changes

Chapter 4 of VA Manual 26-4 was revised to provide clarification on eligibility of servicemember protection under SCRA.

Chapter 5 of VA Manual 26-4 was revised to provide clarification for the interest rate and pre-approvals for Streamline Loan Modifications.

Chapter 7 of VA Manual 26-4 was revised to provide clarification for when a servicer is entitled to an incentive payment.

Chapter 8 of VA Manual 26-4 was revised to provide information and policy regarding Auction Service for the termination of VA loans.

Chapter 9 of VA Manual 26-4 was revised to provide clarification on current program policy regarding required conditions for refund consideration, required title documents, and to reflect the new name of Loan Guaranty's counsel.

Chapter 10 of VA Manual 26-4 was revised to reflect the new name of Loan Guaranty's counsel, provide clarification on the Review Non-Routine Acquisition process, provide the VA address for title documents, clarify title policy coverage, and to reflect the updated Net Value cost factor.

Chapter 11 of VA Manual 26-4 was revised to reflect the new name of Loan Guaranty's counsel.

Chapter 12 of VA Manual 26-4 was revised to provide clarification on where questions regarding title reconveyance and execution should be directed.

Chapter 14 of VA Manual 26-4 was revised to reflect the updated name of the Closing Disclosure document and to reflect the correct date as to when VA will reimburse certain advances.

Chapter 15 of VA Manual 26-4 was revised to reflect various updated names and definitions of required post-audit documents.

Appendix B of VA Manual 26-4 was revised to update the glossary definition of Real Estate Settlement Procedures Act (RESPA) and add the definition for Consent Judgment Foreclosure.

Appendix E of VA Manual 26-4 was revised to provide updated information regarding the modification of a Texas Veteran Land Board Loan.

Appendix G of VA Manual 26-4 was revised to provide updated information regarding the type of foreclosure proceedings acknowledged in the state of Illinois and to update the final loan terminating event in the state of Delaware.

Appendix H of VA Manual 26-4 was revised to provide updated information regarding winterization and snow removal.

**Additional
Copies**

Additional copies may be downloaded at
<http://www.benefits.va.gov/warms/topic-homeloans.asp>.

Rescissions

The following Circular has been incorporated into this revision, and is rescinded: none

Jeffrey F. London
Acting Director, Loan Guaranty Service