

FOR NORTH TEXAS VETERANS & MILITARY FAMILIES

The North Texas VA Buyer's *Playbook*

What the benefit really does, the myth that costs veterans homes, and how military families quietly build real estate wealth with it.

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From a military family — married to a U.S. Army veteran — and four years selling around Joint Base Lewis-McChord before North Texas, where VA fluency is rare.

START HERE

The myth that costs veterans homes

If a listing doesn't say "VA" in the financing line, that does **not** mean the home can't go VA.

That line is just what a seller or listing agent typed — not a ruling on the property. The VA and FHA appraisals check almost the same things: that a home is **safe, structurally sound, and sanitary**. So a home marked as accepting FHA will, in nearly every case, clear the VA bar too. An agent who accepts FHA but waves off VA on the same house is contradicting themselves. The right move is to ask, write the offer, and let the VA appraisal make the call — not walk away because of a dropdown menu.

THE BENEFIT, IN PLAIN ENGLISH

It's a reusable tool, not a one-time coupon

Most people picture the VA loan as one zero-down mortgage on one starter house. That leaves most of the benefit unused. Think of it instead as buying power you carry for life:

- ✓ **No down payment** on a primary home, up to your entitlement.
 - ✓ **No monthly mortgage insurance** — a lower payment than a comparable FHA or low-down conventional loan.
 - ✓ **A one-time funding fee that's waived entirely** for veterans receiving compensation for a service-connected disability.
 - ✓ **Reusable** — entitlement can be restored and used again, sometimes more than once at a time.
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Four ways veterans build a portfolio

1 • House-hack a 2-to-4-unit

A VA loan can finance a duplex, triplex, or fourplex with zero down as long as you live in one unit. Tenants help cover the mortgage on a building you own — the same move investors pay full price and put more down to do.

2 • Keep it, take the benefit with you

Second-tier (bonus) entitlement can let you keep your first home as a rental and buy again with another VA loan — two at once. Done a few times over a career, that's a small portfolio bought with little or nothing down.

3 • Assume a low-rate VA loan

VA loans are assumable. A qualified buyer can take over a veteran seller's existing loan *and its interest rate* — a 2–3% rate in today's market is a real advantage. Watch the entitlement and get a release of liability; this is where a VA-savvy agent earns their keep.

4 • Build new

Your benefit works on a completed builder home, one under construction, and in some cases as a true VA one-time-close construction loan. The model-home agent works for the builder — bring your own representation.

The Texas Veterans Land Board (VLB)

Separate from the federal VA, Texas runs its own veteran programs through the VLB (part of the General Land Office):

- ✓ **Land loan:** buy land — **one acre or more** — with as little as **5% down** at a below-market fixed rate, versus the 20–50% a normal land loan wants.
 - ✓ **Home & home-improvement loans** on the same veteran-friendly terms.
 - ✓ **Disabled-veteran rate discount:** a **0.50% reduction** for a **30%+** service-connected disability rating.
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THE 100% MULTIPLIER

At a **100% permanent & total** disability rating, Texas can exempt your **residence homestead from property tax entirely**. Stack that with the waived funding fee and a house-hack, and the numbers get very hard to beat. You file it with your county appraisal district.

The VA buyer's checklist

- ✓ **Get a VA-savvy lender first** — a real preapproval and your entitlement confirmed before you shop.
 - ✓ **Pull your Certificate of Eligibility (COE)** and confirm how much entitlement you have left.
 - ✓ **Target homes that will pass** the VA appraisal and its property requirements — don't burn an offer on one that can't close VA.
 - ✓ **Plan the funding fee** (or confirm your disability waiver) early, not at closing.
 - ✓ **Build the offer to compete** — a well-prepared VA offer is as strong as any financed offer; push back on the old myths.
 - ✓ **Work the PCS / timeline** — remote tours, inspection by proxy, one focused trip so you're under contract before you arrive.
 - ✓ **After closing, claim your exemptions** — homestead and, if you qualify, the disabled-veteran exemption.
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Map it to your situation

Your entitlement, your rating, the specific home or lot, and your timeline decide which of these actually fits. That's a short conversation — bring me where you're headed and I'll give you a straight read, no pressure.

Call or text Nychole · (903) 568-6626

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