

VA Loan Closing Costs Checklist

Know what you will pay, who can cover it, and what to ask your lender before you make an offer.

A VA loan can mean zero down, but closing costs still come due. Use this worksheet with your Loan Estimate. Your lender gives the real numbers.

Cost worksheet

Write who pays each item: Me, Seller, Builder, or Lender.

Cost	Estimate	Who pays	Notes
VA funding fee (financed, paid, or exempt)			
VA appraisal fee			
Loan origination fee			
Credit report			
Discount points (optional)			
Title search and title insurance			
Recording fees			
State and local transfer taxes			
Hazard insurance (first year)			
Property tax and insurance escrow setup			
Prepaid interest			
Survey (if needed)			
Other			
Total cash needed at closing			

The two buckets of seller help

How the VA treats it

- ☐ **Normal closing costs:** no VA limit on what a seller or builder credits
- ☐ **Seller concessions:** limited to 4% of the home's reasonable value from your VA Notice of Value.
Examples: paid funding fee, debt payoff, prepaid hazard insurance
- ☐ A paid funding fee or a temporary rate buydown counts toward the 4%

Questions to ask your lender

- ☐ What is my total estimated cash to close?
- ☐ What is your origination fee, and how does it compare to the 1% limit?
- ☐ Which fees on my Loan Estimate are not allowed for a VA borrower?
- ☐ Am I exempt from the VA funding fee? Should I finance it?
- ☐ What counts toward the 4% concession limit on my loan?
- ☐ How long is my rate lock, and what if closing is delayed?
- ☐ Can the seller or builder credit cover my costs, and how should the contract be worded?

Ways to lower what you pay

- ☐ Ask the seller to pay allowable closing costs in my offer
- ☐ Check my funding fee exemption status
- ☐ Finance the funding fee instead of paying it at closing
- ☐ Get a Loan Estimate from at least two lenders and compare fees, not only rates
- ☐ Ask about a closing date later in the month to reduce prepaid interest
- ☐ Ask whether I can choose my title company
- ☐ On new construction, ask the builder for closing cost help and compare an outside lender

Fees a veteran generally cannot pay

Ask your lender for the current list

- ☐ Application, processing, and document preparation charges
- ☐ Broker, trustee, and rate lock charges
- ☐ Attorney fees and prepayment penalties

Remember: on a VA purchase loan, only the funding fee can be financed into the loan. All other closing costs are paid at closing, unless the seller, builder, or lender covers them.

Ready to plan your closing costs?

Talk to the Gladden Global Network team. We help veterans compare lenders, negotiate credits, and understand every cost before closing.

Email

info@thegladdenglobal.com

Phone

(410) 204-4070

Location

Odenton, Maryland

Veterans and service members: connect with others in our Global community at gladdenglobalnetwork.com/military-veteran-global-community/

This checklist is a general guide and does not replace advice from a licensed lender. Costs, fees, and rules vary by loan and location.