

IRRRL Decision Tree — VA Streamline Refinance

Educational only — not financial/tax advice. Verify with your lender.

Start

- Do you have an existing VA loan on this property? If NO → IRRRL not applicable. If YES → continue.

Net Benefit

- Will IRRRL reduce your interest rate/payment meaningfully ($\geq 0.5\text{--}1.0\%$)?
- Will it improve cash flow or position you for the next VA purchase?

Costs & Break-Even

- Confirm all closing costs and whether they're rolled in.
- Break-even = total costs $\div$ monthly savings.

Occupancy/Timing

- Confirm seasoning requirements and documentation with lender.
- Consider rate lock timing and your next purchase timeline.

If YES (Proceed)

- Request Loan Estimate for IRRRL scenario(s).
- Compare vs staying or buying points; check prepayment penalties.
- Proceed when terms meet goals.

If NO (Pause)

- Revisit in 60–90 days, watch rates, or use a 2–1 buydown on a new purchase.