CLEARLY SOLD · CONSUMER-CENTRIC REAL ESTATE GUIDES

VA & Military Homebuyer Readiness Scorecard

Use this practical checklist before beginning your Arizona property search. It is an educational tool — not a determination of VA eligibility, mortgage qualification, or property approval.

MARK EACH ITEM AS YOU COMPLETE IT

A VA BENEFIT READINESS

- ☐ I have reviewed current VA eligibility rules at VA.gov.
- ☐ I have obtained or requested my Certificate of Eligibility.
- ☐ I understand that COE eligibility is different from lender approval.

NOTES

B FINANCIAL READINESS

- ☐ I have a lender preapproval.
- ☐ I understand my estimated total monthly housing cost.
- ☐ I know my estimated cash needed to close, including any VA funding fee.

NOTES

C PCS / LOCATION READINESS

- ☐ I compared buying with renting for my situation.
- ☐ I considered future PCS flexibility in my decision.
- ☐ I have a remote-search plan if necessary.

NOTES

This scorecard is for general educational purposes only and does not determine VA eligibility, mortgage qualification, or whether a specific property will qualify for VA financing.

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D PROPERTY READINESS

- ☐ I understand HOA obligations if applicable.
- ☐ I plan to obtain appropriate inspections.
- ☐ I understand the VA appraisal is not a home inspection.

NOTES

E OFFER READINESS

- ☐ I understand my buyer-representation agreement and compensation terms.
- ☐ I understand seller concessions are negotiable.
- ☐ I understand the VA Escape Clause.

NOTES

N NOTES & QUESTIONS TO BRING TO YOUR CONSULTATION

NEXT STEP

Schedule a Rewarding Heroes consultation at ClearlySold.com

Bring this worksheet. Compensation is negotiable, and no outcome is guaranteed.

VA loan and eligibility language in this worksheet follows the accompanying guide, The Arizona Veteran & Military Homebuyer's Guide. Verify current eligibility, entitlement, funding-fee, and property requirements with VA and your lender before acting.

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