



**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**Regional Office, Fort Snelling**  
**1 Federal Drive**  
**St. Paul, MN 55111-4050**

April 21<sup>st</sup>, 2025

In Reply Refer To:  
335/264

Dear Theresa Dixon, and Bill Meissel

Thank you for your submission requesting approval of the Heart and Homestead Earned incentive for Washington County, Wisconsin.

These loans are however, subject to the following conditions:

1. The VA guaranteed first mortgage, when combined with the second mortgage as well as any other mortgages, grants, liens, etc., may not result in cash back to the borrower. The sum of all financing may not exceed 100% of the cost to acquire the property plus the normal closing costs.
2. The required monthly payment under the VA guaranteed first mortgage and any second mortgage or lien, plus any other housing expenses, and all recurring charges, cannot exceed the borrowers reasonable ability to pay.
3. The source, amount, and repayment terms of the second mortgage must be disclosed in the mortgage application and the borrower must acknowledge that he or she understands and agrees to the terms.

Please provide the Washington County Community Development with a copy of this letter to be included in each loan file. Also, please ensure that updates or changes to the program are forwarded to our office on an annual basis. Again, thank you for your participation in the VA home loan program.

Sincerely,

Eric Pederson, Loan Production  
877-827-3702 Ext 201584