TYPICAL CONSTRUCTION FLOW CHART

NATIVE AMERICAN DIRECT LOAN (NADL)



1 VA Meeting

The VA, builder, and qualified Veteran will have a meeting to discuss the project and lay out expectations.

2 Contract/Plan Approval

The Veteran and contractor will submit required paper work. VA will review and approve the construction contract/purchase agreement, all plans, exhibits, materials, IHS (water/sewer), and archeological survey. If any items cannot be approved, a VA representative will provide detailed feedback on what is required to move the project forward.

3 Appraisal

Once all required documents have been received and approved, VA will order an appraisal. The VA home loan must be the lesser of the purchase price or appraised value.

4 Construction Loan Closing

The initial construction closing will obligate the funds for the project. The Veteran and builder will need to be available to sign closing documents.

5 Inspection/ Disbursement Schedule

PHASE	INSPECTION	AMOUNT DISBURSED	TIMEFRAME
1	N/A	20%	Within 15 business days of closing
2	Completion of foundation	30%	After inspection
3	Completion of rough-in	30%	After inspection
4	Project complete. Inspector final inspection and VA final field review	20%	Within 10 business days of final inspection and VA final field review

6 Final Closing

After an acceptable final compliance inspection, VA will complete a final field review and obtain lien waiver from the builder. VA will then proceed to final closing to establish the permanent VA home loan.

Questions? Contact the NADL Team at 888-349-7541, or email NADL@va.gov.

VA | U.S. Department of Veterans Affairs