Texas Veterans Land Board (VLB)

State-run land and home loans for Texas veterans and military members

The VLB is a Texas state agency — separate from, and stackable with, your federal VA loan entitlement — that has offered below-market financing to Texas veterans since 1946, the oldest program of its kind in the nation. It runs two loan tracks (land and home), funded entirely by bonds serviced through veteran loan payments, not taxpayer dollars.

KEY BENEFITS

- **Below-Market Rates**
  The land loan rate is currently 7.25%; VHAP home loan applicants with a 30%+ VA disability rating get a further discount.
- **Minimal Down Payment**
  Land loans require as little as 5% down; VHAP home loans require little or no down payment.
- **Two Programs, One Veteran**
  You can hold one active VLB land loan and one active VLB home loan at the same time.
- **Reusable Benefit**
  Once you pay off a VLB land or home loan, you're eligible to apply for another.
- **No Taxpayer Funding**
  Programs are self-funded through bonds serviced entirely by veteran loan repayments.

WHO'S ELIGIBLE

- **Residency**
  Must be a bona fide legal resident of Texas on the date of application.
- **Service Requirement**
  Active-duty military, Texas National Guard, reservists with 20 qualifying years, or veterans with 90+ active duty days.
- **Discharge Status**
  Honorable, general, or medical discharge; a dishonorable discharge is never eligible.
- **Surviving Spouses**
  Eligible if the veteran was listed missing in action or died of a service-connected cause.
- **Age**
  Must be at least 18 years old at the time of application.

VLB Loan Programs at a Glance

VLB Land Loan	VLB Home Loan (VHAP)	Fixed-Rate Only	No Prepayment Penalty
Up to $200,000 ($275,000 for veteran spouses); min. 5% down	Up to $832,750; little or no down payment	30-year land loans; 15/20/25/30-year home loans	Pay off early on either program at no extra cost

Land Loan vs. Home Loan (VHAP)

Feature	Land Loan	Home Loan (VHAP)
Maximum Amount	$200,000 ($275,000 for veteran spouses)	$832,750
Minimum Down Payment	5%	Little or none
Property	1+ acre of vacant land, wholly within Texas	Primary residence (house, townhome, condo) in Texas
Occupancy Rule	None (raw land)	Occupy within 60 days; remain primary residence 3 years
Refinancing	N/A	VLB does not refinance existing loans

Land loans carry a $325 appraisal and contract service fee. All VLB rates and discounts adjust periodically and are subject to credit approval.

Can I Combine VLB With My Federal VA Loan?

- **Yes.** VLB is a separate state program, not a replacement for your federal VA home loan entitlement — using one doesn't use up the other.
- **VLB doesn't lend directly for home purchases.** You apply through a network of VLB-participating private lenders, who originate the loan.
- **Multi-family VHAP properties** (duplexes, etc.) must have been built at least 5 years before closing.
- **Land eligibility rules are strict:** the tract must be wholly in Texas, at least 1 net acre, and not owned by you or your spouse within the previous 3 years.

SOURCE: Texas General Land Office / Texas Veterans Land Board (glo.texas.gov/veterans) — Land Loans and Home Loans (VHAP) program pages.

EFFECTIVE DATE OF DATA: Land loan interest rate (7.25%) and VHAP terms reflect glo.texas.gov as published in 2026. VLB rates adjust periodically and all loans are subject to credit approval — confirm current rates directly with VLB before relying on any figure.

DISCLAIMER: This fact sheet is for general information only and is not exhaustive. The author is not a licensed mortgage lender or financial advisor. Contact the VLB or a VLB-participating lender for guidance specific to your situation.