

# ARE YOU LOOKING FOR A FRESH START?

## WAITING PERIODS AFTER FORECLOSURE, SHORT SALE & BANKRUPTCY

### OCCURRENCE

PRODUCT	FORECLOSURE (& FHA/VA – DEED IN LIEU)	SHORT SALE, CHARGE-OFF (& FNMA/FHLMC DEED IN LIEU)	CHAPTER 7 BANKRUPTCY	CHAPTER 13 BANKRUPTCY
	<b>FANNIE MAE</b> 7 years from when the title was transferred from the borrower's name or 3 years when there was an extenuating circumstance w/ 90% LTV & Purchase of Primary Residence, or R/T All Occupancy Types (When property is protected in the bankruptcy then use the bankruptcy waiting period)	4 years or 2 years when there was an extenuating circumstance – Both follow agency for max LTV/CLTV	4 years from the discharge or dismissal date or 2 years when there was an extenuating circumstance – Both follow agency for max LTV/CLTV*	<ul style="list-style-type: none"> <li>• 2 years from discharge date (No Extenuating Circumstance exception)*</li> <li>• 4 years from dismissal date or 2 years when there was an Extenuating Circumstance*</li> </ul>
	<b>FREDDIE MAC</b> 7 years from when the title was transferred from the borrower's name or 3 years when there was an extenuating circumstance w/ 90% LTV & Purchase of Primary Residence, or R/T All Occupancy Types (When property is protected in the bankruptcy then use the bankruptcy waiting period)	4 years or 2 years when there was an extenuating circumstance – Both follow agency for max LTV/CLTV	4 years from the discharge or dismissal date or 2 years when there was an extenuating circumstance – Both follow agency for max LTV/CLTV*	<ul style="list-style-type: none"> <li>• 2 years from discharge date (No Extenuating Circumstance exception)*</li> <li>• 4 years from dismissal date or 2 years when there was an Extenuating Circumstance*</li> </ul>
	<b>FHA</b> 3 years from the transfer of deed to the case number assignment date or when there was an extenuating circumstance the waiting period is waived	3 years from completion date to the case number assignment date or 1 year when there was an extenuating circumstance	2 years from the discharge date or dismissal date	1 year of the payout must elapse, payment performance must be satisfactory, and buyer must receive permission from the court to enter into a mortgage transaction or no waiting period if discharged/completed
	<b>VA</b> 2 years from the deed transfer and 1 year when there was an extenuating circumstance	No Waiting Period, based off most recent credit history	2 years from the discharge and 1 year when there was an extenuating circumstance (There is no waiting period when dismissed)	1 year of the payout must elapse, payment performance must be satisfactory, and buyer must receive permission from the court to enter into a mortgage transaction or no waiting period if discharged/completed
	<b>USDA RURAL</b> 3 years from when the title was transferred from the borrower's name	3 years from the comparison date	3 years from the discharge or dismissal date*	1 year of the payout must elapse, payment performance must be satisfactory, and buyer must receive permission from the court to enter into a mortgage transaction
	<b>JUMBO</b>	BASED ON SPECIFIC INVESTOR GUIDELINES		

#### PLEASE NOTE:

**SHORT SALES WITH NO LATE PAYMENTS ARE ELIGIBLE FOR FHA FINANCING IMMEDIATELY, PROVIDED THAT ANY OTHER INSTALLMENT DEBT WAS ALSO NOT LATE DURING THE 12 MONTHS PRECEDING THE SHORT SALE. THIS IS VERY IMPORTANT!**

\*Multiple bankruptcies within the most recent seven years require a five year waiting period. Fannie Mae & Freddie Mac require an AUS approval.

\*\*Lenders may make exceptions to this rule under certain conditions.

*Extenuating Circumstance:* Documented Circumstance that was beyond the control of the borrower and the borrower has re-established good credit since the serious delinquency. Divorce is not considered an extenuating circumstance, unless the mortgage was current at time of final divorce and the Ex-Spouse was awarded the property in the Property Settlement Agreement.



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