

Table of Waiting Period for Significant Derogatory Credit Events

Loan Type	Bankruptcy Chapter 7 or 11	Bankruptcy Chapter 13	Foreclosure	Deed in Lieu of Foreclosure	Short Sale
Conventional	<p>4 year waiting period, measured from discharge or dismissal date of the bankruptcy action</p> <p>(N/A waiting period/extenuating circumstances)</p>	<p>2 years from the date of discharge or 4 years from the date of dismissal through the date the credit report is pulled</p> <p>(N/A waiting period/extenuating circumstances)</p>	<p>7 year waiting period measured from the:</p> <ol style="list-style-type: none"> 1. Foreclosure completion date, or 2. Bankruptcy – date of sheriff's sale <p>through the date the credit report is pulled. (Exceptions for extenuating circumstances)</p>	<p>7 years for Max LTV for program 4 years for 90% Max LTV 2 years for 80% Max LTV (extenuating circumstances must be documented)</p> <p>(80% LTV requires an exception from Secondary)</p>	<p>7 years for Max LTV for program 4 years for 90% Max LTV 2 years for 80% Max LTV (extenuating circumstances must be documented)</p> <p>(80% LTV requires an exception from Secondary)</p>
FHA	<p>2 years from discharge date to the <u>application date</u></p> <p>(Extenuating circumstances less than 2 years, but not less than 12 months)</p>	<p>Lender documents that 1 year of the payout period, under the bankruptcy has elapsed until the <u>application date</u></p> <p>(Payment performance has been satisfactory, all required payments have been made on time and borrower obtains written <u>permission from the trustee</u> to enter into the mortgage transaction)</p>	<p>36 months from the date the claim was paid to the <u>application date</u>.</p> <p>(Exception to the 36 month seasoning requirement must be due to documented financial hardship – Divorce is not considered an extenuating circumstance, unless loan was current at time of divorce in which the ex-spouse received the property)</p>	<p>36 months from the date the claim was paid to the <u>application date</u>.</p> <p>(Exception to the 36 month seasoning requirement must be due to documented financial hardship – Divorce is not considered an extenuating circumstance, unless loan was current at time of divorce in which the ex-spouse received the property)</p>	<p>Borrowers current at the time of Short Sale <u>Eligible for FHA Loan</u> if all mortgage payments due on the prior mortgage were made with the month due for 12 month period preceding the short sale. <u>Not Eligible for 36 months</u> from date of pre-foreclosure sale, if in default on mortgage at time of the short sale.</p> <p>(Extenuating circumstances must apply for seasoning less than 36 months)</p>

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USDA	<p>Must have been discharged more than 36 months prior to the date of the underwriter approval</p> <p>(Measured by discharged or dismissal date)</p>	<p>Must have at least 12 months satisfactory repayment and borrower must obtain Trustee's permission to enter into the transaction</p> <p>(Measured by discharged or dismissal date)</p>	<p>Must have been dismissed for more than 36 months prior to the date of the underwriter approval</p> <p>(Measured by discharged or dismissal date)</p>	<p>3 years after a Deed in Lieu of Foreclosure has been finalized.</p> <p>Title must be Quit Claimed to the Lender.</p> <p>Title of the home must be transferred out of the applicant's name.</p>	<p>Borrowers current at the time of Short Sale <u>Eligible for USDA Loan</u> if all mortgage payments due on the prior mortgage were made within the month due for 12 month period preceding the short sale.</p> <p><u>Not Eligible for 36 months</u> from date of pre-foreclosure sale to the underwriter approval date, if in default on mortgage at time of the short sale.</p> <p>(Extenuating circumstances must apply for seasoning less than 36 months)</p>
VA	<p>2 years from discharge date to the date of closing.</p> <p>(Extenuating circumstances less than 2 years, but not less than 12 months)</p>	<p>Lender documents that 1 year of the payout period, under the bankruptcy has elapsed</p> <p>(Payment performance has been satisfactory, all required payments have been made on time and <u>court grants written permission</u>)</p>	<p>2 years from the date of the foreclosure to the date of closing</p> <p>(If the prior loan was a VA loan, the applicant may not have full entitlement available for the new loan)</p>	<p>2 years from the date of the foreclosure to the date of closing</p> <p>(If the prior loan was a VA loan, the applicant may not have full entitlement available for the new loan)</p>	<p>2 years from the date of the short sale to the date of closing</p> <p>(If the prior loan was a VA loan, the applicant may not have full entitlement available for the new loan)</p>