Waiting Period Matrix Short Sale, Post Foreclosure & Bankruptcy

	PRODUCT			
OCCURRENCE	Fannie Mae	Freddie Mac	FHA	VA
Foreclosure	7 Years from discharge date	7 Years from discharge date 4-7 Years max 10% down	3 Years from discharge date	2 Years from discharge date
Short Sale Deed-In-Lieu	2 Years with max 80% LTV ratio 4 Years with max 90% LTV ratio 7 Years > 90% LTV	4 Years from discharge date for short sale 4 Years in deed-in-lieu	3 Years from discharge date "Per FHA ML 09-53, FHA financing can be obtained in less than 3 years under certain conditions"	No specific information on this yet, assume foreclosure rule of 2 years
Ch. 7 Bankruptcy	4 Years from discharge or dismissal date	4 Years from discharge or dismissal date	2 Years from discharge date	2 Years from discharge date
Ch. 13 Bankruptcy	2 Years from discharge date 4 Years from dismissal date	2 Years from discharge date	1 Year of the payout must elapse and payment performance must be satisfactory; buyer must receive permission from the court to enter into a mortgage	1 Year of the payout must elapse and payment performance must be satisfactory; buyer must receive permission from the court to enter into a mortgage

Contact Your A and N Mortgage Consultant

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A and N mortgage services inc.

Programs available only to qualified borrowers. Programs subject to change without notice. Underwriting terms and conditions apply. Some restrictions may apply.

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