

PURCHASE WAITING PERIOD MATRIX
POST FORCLOSURE, BANKRUPTCY, & SHORT SALE

**No mandatory waiting period is required but overall credit record will be viewed. Veteran must have 12 months satisfactory mortgage*

	FORCLOSURE	SHORT SALE DEED-IN-LIEU	CHAPTER 7 BANKRUPTCY	CHAPTER 13 BANKRUPTCY
CONVENTIONAL	7 years from sale date on Trustee's Deed 4 yrs from BK DC date if mortgage was included.	4 years from Pre-Foreclosure sale date	4 years from Discharge/Dismissal date	2 years from discharge / 4 years dismissal date
FHA	3 years from sale date on Trustee's deed	3 years from Pre-Foreclosure sale date	2 years from Discharge date	12 months satisfactory payment history currently in BK with court permission
VA	2 years from sale date on Trustee's Deed	* See guideline below	2 years from Discharge date	12 months satisfactory payment history & court permission
USDA	3 years from sale date on Trustee's Deed	3 years from Pre-Foreclosure date	3 years from Discharge date or GUS accept	12 months satisfactory payment history & court permission or GUS Accept
JUMBO	<i>Based on specific investor guide guidelines.</i>			

payment history prior to the short sale & demonstrate re-established credit.

Please note: Extenuating circumstances beyond the borrower's control may be acceptable for shorter waiting periods.