

**Buying a House After a Foreclosure, Bankruptcy & Short Sale**  
**"The Waiting Period Chart"**

Rev 9/11

Buying a House After	Conventional Fannie Mae Loan	Conventional Freddie Mac Loan	FHA Loan	VA Loan	USDA Rural Loan	Jumbo Loans
<b>Foreclosure</b>	7 Years from completion date	7 Years from completion date	3 Years from completion date	2 Years from completion date	3 Years from completion date	5-7 Years from completion date
<b>Short Sale</b>	2 Years with max 80% LTV ratio 4 Years with max 90% LTV ratio 7 Years – LTV per eligibility chart	4 Years from completion date	3 Years from completion date  *Per FHA ML 09-52, FHA financing can be obtained in less than 3 years under certain conditions.*	2 Years from completion date  *If no mortgage lates in the 12 months leading up to the short sale, a VA loan may be obtained in less than 2 years.*	3 Years from completion date	2-7 Years from completion date
<b>Deed in Lieu</b>	2 Years with max 80% LTV ratio 4 Years with max 90% LTV ratio 7 Years – LTV per eligibility chart	4 Years from completion date	3 Years from completion date	2 Years from completion date	3 Years from completion date	2-7 Years from completion date
<b>CH. 7 Bankruptcy</b>	4 Years from discharge or dismissal date	4 Years from discharge or dismissal date	2 Years from discharge date	2 Years from discharge date	3 Years from discharge date	4-7 Years from completion date
<b>CH. 13 Bankruptcy</b>	2 Years from discharge date 4 Years from dismissal date	2 Years from discharge date	1 Year of the payout must elapse & payment performance must be satisfactory; buyer must receive permission from the court to enter into a mortgage	1 Year of the payout must elapse & payment performance must be satisfactory; buyer must receive permission from the court to enter into a mortgage	1 Year of the payout must elapse & payment performance must be satisfactory; buyer must receive permission from the court to enter into a mortgage	4-7 Years from completion date

\* JUMBO waiting periods vary by lender  
Special Note LTV = Loan to Home Value Ratio

\* Waiting period time frames may be less in situations with extenuating circumstance

\* For LTV's greater than 80% - mortgage insurance guidelines may differ



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