

Occurrence	Fannie Mae	FHA	VA	USDA Rural	Jumbo*
<b>Foreclosure</b>	7 years from Trust Deed Date	3 Years from Trust Deed Date	2 years from Trust Deed Date	3 Years from Trust Deed Date	7 Years from Trust Deed Date
<b>Short Sale</b>	2 Years with max 80% LTV 4 Years with max 90% LTV 7 Years - Max LTV	3 Years from Completion Date  *Per FHA ML 09-52, FHA financing can be obtained in less than 3 years under certain conditions*	No specific information on the yet, assume foreclosure rule of 2 years	3 Years from Completion Date	7 Years from Completion Date
<b>CHPT 7 Bankruptcy</b>	4 Years from Discharge Date	2 Years from Discharge Date	2 Years from Discharge Date	3 years from Discharge Date	7 Years from Completion Date
<b>CHPT 13 Bankruptcy</b>	4 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	3 years from the Discharge Date	7 Years from the Discharge Date

\*Please consult an On Q Financial Mortgage Consultant for further information and questions pertaining to specific guidelines and requirements by the investor. Exceptions to time periods above may apply. Working with a lender that can adapt to the changing industry quickly and effectively is a win, win for all! Feel free to contact me with any questions.



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