

Have You Had a Negative Credit Event in the Past?

Loan Type	Negative Credit Event			
Prior to the date of Application**	Foreclosure	Short Sale/Deed in Lieu of Foreclosure	Chapter 7 Bankruptcy	Chapter 13 Bankruptcy
Conventional	<ul style="list-style-type: none"> • 7 years from completion date • 3 years from completion date if the borrower puts 10% down* 	<ul style="list-style-type: none"> • 4 years from the date the deed to the property was transferred back to the servicer. No LTV/CLTV limitations. • A reduced recovery period (greater than 2 years) may be considered with extenuating circumstances. 	<ul style="list-style-type: none"> • 4 years from date bankruptcy was completed • 2 years from date bankruptcy was completed* 	<ul style="list-style-type: none"> • 2 years from date bankruptcy was completed • 4 years from the date of dismissal by a judge and written permission from BK court to enter into mortgage transaction (requires manual downgrade also)
FHA	<ul style="list-style-type: none"> • 3 years from completion date • Less than 2 years but not less than 12 months from completion date* 	<ul style="list-style-type: none"> • 3 years from completion date • Wait period not required if borrower is current on mortgage/debts & is not taking advantage of declining market conditions 	<ul style="list-style-type: none"> • 2 years from date bankruptcy was completed • Less than 2 years, but no less than 12 months the date bankruptcy was completed* 	<ul style="list-style-type: none"> • Must be fully discharged before being eligible for financing through Land Home. • 1 year payout has elapsed & payment performance is satisfactory to enter into mortgage transaction (requires manual downgrade also)
VA	<ul style="list-style-type: none"> • 2 years from completion date • Between 12-23 months from completion date* 	<ul style="list-style-type: none"> • 2 years from completion date 	<ul style="list-style-type: none"> • 2 years from date bankruptcy was completed • Between 12-23 months from the date bankruptcy was completed* 	<ul style="list-style-type: none"> • Must be fully discharged before being eligible for financing through Land Home. • 1 year payout has elapsed & payment performance is satisfactory to enter into mortgage transaction (requires manual downgrade also)
USDA	<ul style="list-style-type: none"> • 3 years from completion date 	<ul style="list-style-type: none"> • 3 years from completion date 	<ul style="list-style-type: none"> • 2 years from date bankruptcy was completed • Between 12-23 months from the date bankruptcy was completed* 	<ul style="list-style-type: none"> • Must be fully discharged before being eligible for financing through Land Home. • 1 year payout has elapsed & payment performance is satisfactory to enter into mortgage transaction (requires manual downgrade also)
<p><small>*What events might qualify as extenuating circumstances? Agency specific requirements apply for extenuating circumstances which may allow for a shorter recovery period. The qualifying threshold for extenuating circumstances is very conservative & these are considered on a case by case basis.</small></p>				

**Recovery period must have elapsed prior to the date of the application. When a TBD converts to an originated loan and the application is completed/dated; a new file, credit report and AUS may be required.

Call and let us help you find the right loan for your needs!

We're just a call or click away

855.995.5039

Email: CUrepresentative@navpros.com

Website: creditunion.LHFS.com/contact

