

Get Back into the Housing Market, Despite Your Past Challenges



Mortgage Challenges

Short sale

Conventional	2 years for 20% down
	4 years for 10% down
	7 years for less than 10% down
FHA	3 years from sale date (if there are no mortgage lates prior to short sale the waiting period is waived).
VA	2 years for buyer with no delinquencies at the time of sale.
	3 years with delinquencies at time of transfer. Owner occupied only

Foreclosure:

Conventional	7 years from recorded date (possible 3 year exception with extenuating circumstances).
FHA	3 years from transfer of Deed date.
VA	3 years from recorded date or 7 year for VA Jumbo

Credit challenges

Bankruptcy: Chapter 7

Conventional	4 years from discharge
FHA/VA	2 years from discharge

Bankruptcy: Chapter 13

Conventional	2 years from discharge date
	4 years from dismissal date
	2 years from discharge and dismissed date



Contact me today for your complimentary 90-minute, no-obligation consultation at 310-218-6855

Yours In Success,

Athena Paquette