

Buying a Home After a Short Sale or Foreclosure!

Short Sale with FHA Loans

- 2 Year Wait if borrower has re-established good credit and can show extenuating circumstances
 - 3 Year Wait if no re-established credit and no extenuation circumstances
- ## Foreclosure with FHA Loans
- 3 Year Wait before being able to get a loan

Short Sale With Conventional Loans

- 2 Year Wait if borrower puts 20% down or 10% down with extenuating circumstances
 - 4 Year Wait if borrower puts between 10% and 20% down
 - 7 Year Wait if borrower puts less than 10% down
- ## Foreclosure with Conventional Loans
- 3 Year Wait if borrower can show extenuating circumstances
 - 7 Year Wait if no extenuating circumstances

Call Your Mortgage Loan Expert:

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Lenders Direct