

# HUD Flipping Date Guide

Date Duration is from the warranty deed date of the prior sale to the Sales contract date of the subject transaction.

180 days +

-No action needed

91-180 days

-If the current sales prices is 100% or more greater than the prior sales price a second appraisal is required

0-90 days

Not eligible. To resolve follow below

If your APPLICATION DATE AND CASE # DATE are less than 91 days from the warranty deed date of the prior sale:

- Once 90 days from the prior sale has elapsed you may update your docs
- Deny the current file due to flipping requirements and cancel the old case number
- Sales contract must be re-executed with a date greater than 90 days after the prior sale date
- Re-start the loan with a new application date that is after the purchase contract date
- pull a new case number after the new application date
- have the appraiser update the report with the new case #
- If the current sales prices is 100% or more greater than the prior sales price a second appraisal is required

If your APPLICATION DATE AND Case # is GREATER than 91 days from the warranty deed date of the prior sale but your contract date is no:

- Obtain a new sales contract that is dated on or before the application date
- Have appraiser update the report with the new information
- If the current sales prices is 100% or more greater than the prior sales price a second appraisal is required

Dates should always go in the following order for FHA files:

- contract date
- Application date
- case number date
- appraisal date