

Agency	Fannie Mae	Freddie Mac	FHA	VA	USDA
Wait Period Measurement¹	B3-5.3-09	5202.5202.5 (a) (i)	4000.1 II.A.5.a. iii. & 4000.1 II.A. 4. b.iii	Handbook, Chapter 4	HB-1-3555 Chapter 10 Attachment 10-A
	The wait period is measured from the completion date of the derogatory event to the disbursement date of the new loan.	From the event date to the application date ¹ .	From the event date to the case number assignment date.	Not defined. VA Regional Underwriting personnel verbally indicate that the underwriter could use any reasonable measurement, such as event date to credit report date or event date to underwriting approval date, AUS systems will utilize a credit report date.	Not defined. USDA Single Family personnel verbally indicate that the underwriter could use any reasonable measurement, such as event date to underwriting approval date or to Conditional Commitment date, the GUS system will utilize a credit report date.
Charge Off-Mortgage Account	B3-5.3-07	5202.5 (a) (i) & (ii)	4000.1 II.A.5.a. iii.(E) & 4000.1 II.A. 4. b.iii.(A)	Chap 4, 7-b	HB-1-3555 Chapter 10 Attachment 10-A
	<ul style="list-style-type: none"> • 4 Years • 2 Years with ext. circumstances³ 	<ul style="list-style-type: none"> • 4 Years • 2 Years with ext. circumstances³ 	None required	None required. Underwriter may use 'adverse data' guidance which requires 12 months of satisfactory credit after event.	The underwriter must review and determine if the borrower is an acceptable credit risk, regardless of GUS recommendation. A GUS Accept does not need a credit exception.
Deed-in-Lieu	B3-5.3-07	5202.5 (a) (i) & (ii)	4000.1 II.A.5.a.iii.(I) & 4000.1 II.A.4.b.iii.(I)	Chap 4, 7-b	HB-1-3555 Chapter 10 Attachment 10-A
	<ul style="list-style-type: none"> • 4 Years • 2 Years with ext. circumstances³ 	<ul style="list-style-type: none"> • 4 Years • 2 Years with ext. circumstances³ 	<ul style="list-style-type: none"> • 3 Years • 1 Year with ext. circumstances³ (Manual underwriting only) 	<ul style="list-style-type: none"> • 2 Years • 1 Year with ext. circumstances³ (Manual underwriting only) 	<ul style="list-style-type: none"> • If 36 months prior to loan application it is not considered adverse credit • GUS Accept does not need a credit exception • GUS Refer requires a credit exception²
Foreclosure	B3-5.3-07	5202.5 (a) (i) & (ii)	4000.1 II.A.5.a.iii.(I) & 4000.1 II.A.4.b.iii.(I)	Chap 4, 7-b	HB-1-3555 Chapter 10 Attachment 10-A
	<ul style="list-style-type: none"> • 7 Years • 3 Years with ext. circumstances³ 3-7-year requirements: <ul style="list-style-type: none"> ○ 90% LTV / CLTV / HCLTV max ○ Purchase – Primary Res only ○ Rate/Term – All occ types <p><i>Note: Foreclosures where the mortgage was included in the BK may be disregarded. Apply BK wait period only.</i></p>	<ul style="list-style-type: none"> • 7 Years • 3 Years with ext. circumstances³ if within 7 years only the following are allowed: <ul style="list-style-type: none"> ○ Primary Res Purchase with 90% max LTV / CLTV / HCLTV ○ Rate/Term – All occ types without LTV limits <p><i>Note: Foreclosures where the mortgage was included in the BK may be disregarded. Apply BK wait period only.</i></p>	<ul style="list-style-type: none"> • 3 Years • 1 Year with ext. circumstances³ (Manual underwriting) <p><i>Note: Foreclosures where the mortgage was included in the BK may NOT be disregarded. Foreclosure wait periods apply. (This is based on verbal explanations from FHA personnel. This is not written in the 4000.1 Handbook.)</i></p>	<ul style="list-style-type: none"> • 2 Years • 1 Year with ext. circumstances³ (Manual underwriting) <p><i>Note: Foreclosures where the mortgage was included in the BK must use the later of the discharge date or the date of title transfer to apply the wait period. However, contact the RLC where there is a significant delay between the dates to get further guidance.</i></p>	<ul style="list-style-type: none"> • If 36 months prior to loan application it is not considered adverse credit • GUS Accept does not need a credit exception • GUS Refer requires a credit exception²

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Bankruptcy Chapter 7	B3-5.3-07	5202.5 (a)(i) & (ii)	4000.1 II.A.5.a.iii.(H)(1) & 4000.1 II.A.4.b.iii.(F)	Chap 4, 7-b	HB-1-3555 Chapter 10 Attachment 10-A
	<ul style="list-style-type: none"> 4 Year 	<ul style="list-style-type: none"> 4 Years from discharge or dismissal 2 Years with ext. circumstances³ from discharge or dismissal 	<ul style="list-style-type: none"> 2 Years from discharge 1 Year from discharge with ext. circumstances³ (Manual underwriting only) 	<ul style="list-style-type: none"> 2 Years from discharge 1 Year from discharge with ext. circumstances³ (Manual underwriting only) 	<ul style="list-style-type: none"> If 36 months prior to loan application, it is not considered adverse credit GUS Accept does not need a credit exception GUS Refer requires a credit exception²
Bankruptcy Chapter 13	B3-5.3-07	5202.5 (a) (i) & (ii)	4000.1 II.A.5.a.iii.(H)(2) & 4000.1 II.A.4.b.iii.(F)	Chap 4, 7-b	HB-1-3555 Chapter 10 Attachment 10-A
	<p><u>Using Dismissal Date:</u> NO Ext. Circumstances 4 Yrs. from Dismissal date</p> <p><u>Using Dismissal Date WITH Ext. Circumstances³</u> 2 Yrs. from Dismissal Date</p>	<p><u>Using Dismissal Date:</u> NO Ext. Circumstances 4 Yrs. from Dismissal date</p> <p><u>Using Dismissal Date: WITH Ext. Circumstances³</u> 2 Yrs. from Dismissal Date</p>	12 months into pay out with timely payments and permission from court. (Manual underwriting)	12 months into pay out with timely payments and permission from court. (Manual underwriting)	<ul style="list-style-type: none"> 12 months into pay out with timely payments. All required payments have been made on time. Permission from court to enter into a mortgage transaction. If the court does not review or issue permission, the creditor may determine if the application is an acceptable credit risk.
	<p><u>Using Discharge Date:</u> NO Ext. Circumstances – 2 Yrs. from Discharge Date</p> <p><u>Using Discharge Date: WITH Ext. Circumstances³</u> - 2 yrs. from Discharge Date</p>	<p><u>Using Discharge Date:</u> NO Ext. Circumstances 2 Yrs. From Discharge Date</p> <p><u>Using Discharge Date: WITH Ext. Circumstances³</u> 2 Yrs. From Discharge Date</p>	2 Years from discharge required to allow. (automated underwriting)		
Multiple Bankruptcy Filings in the Last 7 Years	B3-5.3-07	5202.5 (a)(i) & (ii)	4000.1 II.A.4.a.v; II.A.4.b.iii.(G); & II.A.5.a.iii.(J)	Chap 4, 7-b	HB-1-3555 Chapter 10 Attachment 10-A
	<ul style="list-style-type: none"> 5 Years if more than one filing within the past 7 years. 3 Years from the most recent discharge or dismissal date with ext. circumstances³. 	<ul style="list-style-type: none"> 5 Years if more than one filing within the past 7 years due to financial mismanagement. No additional wait period with ext. circumstances³. 	None required	None required	None required
Short Sale	B3-5.3-07	5202.5 (a)(i) & (ii)	4000.1 II.A.4.a.v; II.A.4.b.iii.(G); & II.A.5.a.iii.(J)	Chap 4, 7-b	3555-1 Chapter 10 Attachment 10-A
	<ul style="list-style-type: none"> 4 Years 2 Years with ext. circumstances³ 	<ul style="list-style-type: none"> 4 Years 2 Years with ext. circumstances³ If within 7 years only the following are allowed: <ul style="list-style-type: none"> Principal Residence Purchase with 90% max LTV/CLTV/HCLTV Rate/Term – All occ types without LTV limits 	<ul style="list-style-type: none"> 3 Years: Exception if no late payments on mortgage or installment debt for 12 months prior to short sale. 1 Year with extenuating circumstances³ 	None required. Underwriter may use 'adverse data' guidance which requires 12 months of satisfactory credit after event	<ul style="list-style-type: none"> If 36 months prior to loan application it is not considered adverse credit GUS Accept does not need a credit exception GUS Refer requires a credit exception²

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Late Mortgage Payments	B3-5.3-03	5202.5	4000.1 II.A.4.b.(K)	Chap 4, 8-c	HB-1-3555 Chapter 10
	12 months since the last 60-, 90-, 120-, or 150-day mortgage delinquency.	Borrowers with no credit scores: 12 months with no mortgage lates. Borrowers with credit scores: 12 months with no more than one 30-day late housing AND 2 years with no more than two 30-day or more than one 60-day late housing payments.	<u>Purchase and No-Cash Refi (TOTAL)</u> : Must be downgraded if during the last 12 months: <ul style="list-style-type: none"> • 3 or more late payments of > than 30 Days; • One or more late payments of 60 Days, plus, one or more 30-Day late payments, OR • one payment greater than 90 Days late; • Less than 3 payments since completion of mortgage Forbearance Plan. <u>Cash-Out Refi (TOTAL)</u> : <ul style="list-style-type: none"> • 12 months with no late mortgage payments, OR • Less than 12 payments since completion of mortgage Forbearance Plan. <u>Manual Underwriting</u> : 12 months with no late mortgage payments.	12 months with no more than 1x 30-day mortgage late.	12 months with no more than 1 30- day late mortgage payment unless documented extenuating circumstances ³ have been resolved for at least 12 months OR the new loan will reduce the housing expense by 50% or more.

¹ **Freddie Mac**- Wait periods for Freddie Mac are for manually underwritten loans only. LPA automated underwriting has no stated wait periods.

² **USDA**- A credit exception may be granted for either extenuating circumstances or if the new loan would provide a housing expense reduction of 50% or more.

³ [For Extenuating Circumstances - See Mortgage Currency Chart](#)

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