

Conventional - Foreclosure/Bankruptcy Seasoning Requirements



Significant Derogatory Event	Recovery Time Periods for Reestablishment of Credit with Financial Mismanagement	Additional Requirements
Foreclosure	7 years from the completion date as reported on the credit report	N/A
Deed-in-lieu of foreclosure	4 years from the execution date	Whenever a Borrower has had a previous deed-in-lieu of foreclosure or a short sale within the last seven years, the Mortgage must either be:
Short sale	4 years from the completion date	<ul style="list-style-type: none"> * A purchase transaction Mortgage secured by a Primary Residence with a maximum LTV/TLTV/HTLTV ratio of the lesser of 90%, or the maximum LTV/TLTV/HTLTV ratio for the transaction, or * A "no cash-out" refinance Mortgage that meets the requirements of Chapter 24 <p>Additionally, the Mortgage file must contain evidence of the completion of the foreclosure, deed-in-lieu of foreclosure or short sale.</p>
Bankruptcy (other than a Chapter 13 bankruptcy)	4 years from the discharge or dismissal date	Whenever a Borrower has had a bankruptcy within the last seven years, the Mortgage file must also contain:
Chapter 13 bankruptcy	2 years after the discharge date 4 years from the dismissal date	* Evidence to indicate that all debts not satisfied by the bankruptcy have been paid or are being paid
Multiple bankruptcy filings in the past seven years	5 years from the most recent discharge or dismissal date	* Any other evidence necessary to support the Seller's determination that the Borrower has reestablished and maintained an acceptable credit reputation
Other significant adverse or derogatory credit information	4 years from the most recent significant adverse or derogatory credit information	N/A

Significant Derogatory Event	Recovery Time Periods for Reestablishment of Credit with Extenuating Circumstances	Additional Requirements
Foreclosure	3 years from the completion date as reported on the credit report	Whenever a Borrower has had a previous foreclosure, deed-in-lieu of foreclosure or a short sale within the last seven years, the Mortgage must either be:
Deed-in-lieu of foreclosure	2 years from the execution date	* A purchase transaction Mortgage secured by a Primary Residence with a maximum loan-to-value (LTV)/total LTV (TLTV)/Home Equity Line of Credit TLTV (HTLTV) ratio of the lesser of 90% or the maximum LTV/TLTV/HTLTV ratio for the transaction, or
Short sale	2 years from the completion date	* A "no cash-out" refinance Mortgage that meets the requirements of Chapter 24 Additionally, the Mortgage file must contain evidence of the completion of the foreclosure, deed-in-lieu of foreclosure or short sale.
Bankruptcy (all bankruptcy actions)	2 years from the discharge or dismissal date	Whenever a Borrower has had a bankruptcy within the last seven years, the Mortgage file must also contain: * Copies of the bankruptcy petition, schedule of debts and discharge or dismissal * Evidence to indicate that all debts not satisfied by the bankruptcy have been paid or are being paid * Any other evidence necessary to support the Seller's determination that the Borrower has reestablished and maintained an acceptable credit reputation
Other significant adverse or derogatory credit information	2 years from the most recent significant adverse or derogatory credit information	N/A