

You Can Buy Again



Fairway Independent Mortgage Corporation may be able to help you secure your dream home if you've recently undergone a foreclosure, short sale or bankruptcy.

	FHA	VA*	USDA	FREDDIE MAC	FANNIE MAE
FORECLOSURE	3 years from the date of completion and case number assignment	2 years from discharge date or date transferred out of borrower name	3 years from transfer of ownership and case number assignment	7 years from completion date	7 years from completion date If mortgage is included in the BK, then BK waiting periods may apply
SHORT SALE	3 years from transfer of ownership and case number assignment	No waiting period if voluntary and payment history was not impacted	3 years from the date of completion and case number assignment	With an LPA Accept , the significance of the derogatory information has always been considered by LPA, and the borrower's credit reputation has been deemed acceptable	4 years from completion date of the deed-in-lieu of foreclosure as reported on the credit report or other documents provided by the borrower
CHAPTER 7 BANKRUPTCY	2 years from the date of discharge at time of case number assignment	2 years from finish line discharge date	3 years from discharge date or dismissal date	No seasoning period if you have an LPA Accept with accurate credit reporting	4 years from discharge or dismissal date
CHAPTER 13 BANKRUPTCY	1 year of the payout period elapsed and must have permission from bankruptcy court and satisfactory payment performance	1 year of satisfactory payments must be made in the year of elapsed payout period and must have permission from bankruptcy court	1 year of the payout period elapsed and must have permission from bankruptcy court	No seasoning period if you have an LPA Accept with accurate credit reporting	2 years from discharge date, 4 years from dismissal date

Contact me today to learn more!



Leslie Wish

Senior Mortgage Advisor, NMLS 659535

Office: (703) 338-0125

Cell: 703-338-0125

Fax: 866-725-6141

leslie.wish@fairwaymc.com

www.lesliewishmortgage.com

10304 Eaton Place, Suite 100, Fairfax, VA 22030

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