

# THE HOME LOAN

## CHEAT SHEET FOR AGENTS



### BUYING "FLIP" HOMES

- Flips may be allowed for Conventional and VA loans, subject to in-depth underwriting review.
- If a property is re-sold in 90 days or fewer following the date of acquisition by the seller, the property is **NOT** eligible for a mortgage insured by FHA. \*Exceptions include sale of property by HUD (REO), resale of homes by local and state governments; non profits; state and federally chartered financial institutions.
- The guidelines regarding flips varies between jumbo lenders.

### RULES ABOUT NON-OCCUPANT CO-BORROWERS/CO-SIGNERS

**CONVENTIONAL LOANS:** Allowed  
Loan-to-value is limited to 95%

**FHA LOANS:** Allowed  
LTV is limited to 75%. If the co-signer is a family member, maximum LTV is 96.5% (some exclusions apply).

**VA LOANS:** NOT Allowed

### BUYING A HOME AFTER: SHORT SALE, FORECLOSURE, BANKRUPTCY

	FORECLOSURE	SHORT SALE [DEED-IN-LIEU]	CHAPTER 7 BANKRUPTCY	CHAPTER 13 BANKRUPTCY
FANNIE MAE	7 years from when title is transferred from the borrower's name	4 years (includes deed-in-lieu)	4 years from discharge or dismissal date*	2 years from discharge date* 4 years from dismissal date*
FREDDIE MAC	No waiting period requirement for loans receiving Loan Advisor Accept/Eligible recommendation	No waiting period requirement for loans receiving Loan Advisor Accept/Eligible recommendation	No waiting period requirement for loans receiving Loan Advisor Accept/Eligible recommendation	No waiting period requirement for loans receiving Loan Advisor Accept/Eligible recommendation
FHA	3 years from the latter of the date title transferred from the borrower's name or the date a claim was paid by FHA; includes deed-in-lieu and FHA short sale	3 years but can be shortened under certain conditions	2 years from discharge or dismissal date	1 year of the payout must elapse and payment performance must be satisfactory; buyer must receive permission from the court to enter into a mortgage
VA	2 years from when title is transferred from the borrower's name (includes deed-in-lieu)	There is no specific waiting requirement, but the borrower's mortgage payment history must meet VA guidelines	2 years from discharge or dismissal date	1 year of the payout must elapse and payment performance must be satisfactory; buyer must receive permission from the court to enter into a mortgage
USDA RURAL	3 years for a manual underwrite (includes deed-in-lieu); no waiting period for GUS accept recommendation	3 years from completion date	3 years for a manual underwrite; no waiting period for GUS accept recommendation	1 year of the payout must elapse and payment performance must be satisfactory; buyer must receive permission from the court to enter into a mortgage

Waiting time may be reduced with documented extenuating circumstances. Jumbo loans will be based on specific investor guidelines. See your Loan Officer for details. \*Multiple bankruptcies within the most recent seven years require a five-year waiting period. Fannie Mae and Freddie Mac require an AUS approval. Priority Home Lending, LLC. is not affiliated with the U.S. Government. Effective April 2017.

## DOWN PAYMENT, LOAN AMOUNTS, & CREDIT

	PRIMARY HOME	SECOND HOME	RENTAL HOME
<b>CONVENTIONAL</b>			
Down Payment (min)/ max LTV	3% (97% LTV)	10% (90% LTV)	15% (85% LTV)
Loan Amount (max)	\$484,350	\$484,350	\$484,350
<b>JUMBO</b>			
Down Payment (min)/ max LTV	15% (85% LTV)	20% (80% LTV)	25% (75% LTV)
Loan Amount (max)	\$3 million w/ 15% down	\$3 million w/ 20% down	\$1 million w/ 25% down
Credit Score (min)	700	680	700
<b>FHA</b>			
Down Payment (min)/ max LTV	3.5% (96.5% LTV)	⊘ Not Available	⊘ Not Available
Loan Amount (max)	\$314,827 580 w/ with approve/eligible findings	⊘ Not Available	⊘ Not Available
Credit Score (min)		⊘ Not Available	⊘ Not Available
<b>VA</b>			
Down Payment (min)/ max LTV		⊘ Not Available	⊘ Not Available
Loan Amount (max)	0% (100% LTV) to \$484,350	⊘ Not Available	⊘ Not Available
Credit Score (min)		⊘ Not Available	⊘ Not Available

VA Jumbo - Minimum down for loan amounts over \$453,100 to \$1.5 Million

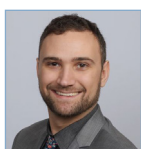
## MAXIMUM SELLER CONTRIBUTIONS ALLOWED

	PRIMARY HOME	SECOND HOME	RENTAL HOME
<b>CONVENTIONAL</b>	3% if LTV > 90%, 6% if LTV > 75% and ≤ 90%, 9% if LTV ≤ 75%	3% if LTV > 90%, 6% if LTV > 75% and ≤ 90%, 9% if LTV ≤ 75%	2%
<b>JUMBO</b>	Varies by Program	Varies by Program	2%
<b>FHA</b>	6%	⊘	⊘
<b>VA</b>	4%*	⊘	⊘

\*Only certain costs are calculated into the 4%

## GIFT FUNDS FOR DOWN PAYMENTS

	PRIMARY HOME	SECOND HOME	RENTAL HOME
<b>CONVENTIONAL</b>	Yes, 5% must come from borrower's personal funds for a 2-4 unit property	Yes, 5% must come from borrower's personal funds for a 2-4 unit property	Gifts not allowed
<b>JUMBO</b>	Yes, 5% must come from borrower's personal funds	Yes, 5% must come from borrower's personal funds	Gifts not allowed
<b>FHA</b>	Yes	⊘	⊘



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