



CERTIFIED DISTRESSED
PROPERTY EXPERT®

Short Sale vs. Foreclosure Fannie Mae Waiting Period Table

Derogatory Event	Fannie Mae Waiting Period Requirements	Waiting Period with Extenuating Circumstances
Foreclosure	7 Years	3 Years <ul style="list-style-type: none">• Additional requirements after 3 years up to 7 years• 90% maximum LTV ratios• Purchase, principal residence
Short Sale	2 Years - 80% maximum LTV ratios 4 Years - 90% maximum LTV ratios 7 Years - LTV ratios per the Lender Eligibility Matrix	2 Years - 90% maximum LTV ratios

MISC A SHORT SALE VS FORECLOSURE FANNIE MAE WAITING PERIODS (2/2)