

# RULE CHANGES YOU SHOULD KNOW ABOUT

**Credit Scores:** Minimum Score 580

**Property Flipping:** 90 days from previous sale;; exceptions include bank owned property, government owned property, property acquired by inheritance, and relocation companies.

**FHA Downpayment:** Seller assisted downpayment programs outlawed by new Federal Bill. FHA requires 3% down, however the seller can still contribute 6% of sales price towards closing costs only. There is talk of increasing the down payment to 3.5% in the near future.

**Conventional Downpayment:** 5%

**Bankruptcy:** Fannie Mae: 4yrs from discharge date. FHA still 2 years from discharge

**Foreclosures:** Fannie Mae 5 yrs from sale date of property, customer needs to have 10% down and 680 as well. FHA is still 3 years.

**Short Sales:** 2 years from sale.

These are all minimum guidelines. Individual lender rules may differ and be tougher.

Remember Cummings Mortgage works with several different lenders to assist buyers in finding the right program for their needs.

