

2026 realtor reference guide

Loan Product Information

| Conventional | | | |
|---|------------------------|--|---|
| Property Types | Down Payment | Max Seller Contribution | Additional Details |
| Primary & Secondary Home | Less than 10% (3% min) | 3% | <ul style="list-style-type: none"> No income restrictions Minimum 620 credit score Max loan amount: \$806,500 |
| | 10-25% | 6% | |
| | >25% | 9% | |
| Investment | >15% | 2% | |
| FHA | | | |
| <ul style="list-style-type: none"> 3.5% min down payment 6% max seller contributions Mortgage insurance required | | <ul style="list-style-type: none"> Max loan amount: depends on county Primary residence only | <ul style="list-style-type: none"> Minimum 580 credit score Allows higher debt-to-income ratios than conventional |
| VA | | | |
| <ul style="list-style-type: none"> No down payment required* Maximum 4% seller contributions/concessions | | <ul style="list-style-type: none"> No max loan amount Minimum 580 credit score No lender fees* | <p>Funding Fee:</p> <ul style="list-style-type: none"> 1st time use & no down payment - 2.3% Can be reduced with down payment |
| USDA | | | |
| <ul style="list-style-type: none"> No down payment required 6% max seller contributions Primary residence only | | <ul style="list-style-type: none"> No max loan amount, but income limits apply Income & location restrictions apply Upfront Guarantee fee: 1% | <ul style="list-style-type: none"> Annual fee: .35% of remaining balance Minimum 600 credit score |

Seller contributions can be used towards closing costs, prepaids, & discount points.

| Foreclosures, Bankruptcies, and Short Sales | | | |
|---|--|--|--|
| Program | Foreclosure | Bankruptcy | Short Sale |
| Conventional | 7 years from completion | Ch. 7:4 years from discharge Ch. 13:2 years from discharge; 4 years from dismissal | 4 years from completion |
| FHA | 3 years from completion; A-iA pays claim & clears CAIVRS | Ch. 7:2 years from discharge Ch. 13:1 year of satisfactory payments & court permission | 3 years from completion if in default at time of sale. No seasoning if payments on time 12 months prior to short sale and 12 months preceding action date. |
| VA | 2 years from foreclosure date | Ch. 7:2 years from discharge Ch. 13:1 year of satisfactory payments and court permission | 2 years from completion |
| Jumbo Plus | 7 years from completion | Ch. 7:4 years from discharge Ch. 13:2 years from discharge; 4 years from dismissal | 4 years from completion |
| Non-Agency | 12 months from completion | Ch. 13 Settled Other: 12 months from discharge/dismissal | Must be settled |

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