

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• Max loan amount: depends on county• Primary residence only• 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• No max loan amount• Minimum 580 credit score• No lender fees*Funding Fee:<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• No max loan amount, but income limits apply• Income & location restrictions apply• Upfront Guarantee fee: 1%• 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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