



FHA FLIPPING RULES EXPLAINED

Mortgage lenders define property flips as a home that has been held a short time and sold for considerable profit.



FHA Flipping Rules Less than 90 days of Ownership

- Seller must be the owner on record and the sale cannot involve an assignment of contract.
- Lenders must obtain and submit documentation proving the owner of record to FHA / HUD.
- Appraisers are required to provide prior sales of the subject over the previous 3 years.
- Purchase contract date must be 91 days after the recorded deed date.

FHA Flipping Rules Between 91 – 180 days

- The resale is between 91 and 180 days.
- Purchase price is 100% or more over the price paid by the seller.
- The purchase price is more than 20% over the seller's acquisition price.
- A second appraisal is required. **(FHA will not allow the buyer to pay for the second appraisal).**



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