

Judgment Matrix			
	Federal Non-Tax Debt	Federal Tax Debt	Non-Federal Judgment
Conventional LP	Must be paid and released	Federal Tax Debt must be paid in full or have an agreed payment plan with at least 1 payment made	Declarations must be marked yes Judgment cannot appear on final title Guidance in AUS must be followed Any payment plan must be disclosed and included in DTI
Conventional DU	Must be paid and released	Federal Tax Debt must be paid in full or have an agreed payment plan with at least 1 payment made	Declarations must be marked yes Judgment cannot appear on final title Guidance in AUS must be followed Any payment plan must be disclosed and included in DTI If no payment plan 5% payment must be included
VA	Must be paid and released	Must be paid in full and released	Declarations must be marked yes Judgment cannot appear on final title Guidance in AUS must be followed Accounts must be paid in full or have a repayment plan with a history of on time payments of 12 months. If judgment has been in place for only a few months a shorter repayment history of at least 3 months can be accepted if it is documented that the borrower immediately addressed the judgment after it was filed. Payment must be included in DTI
FHA	Must be paid and released	Federal tax debt may have a payment plan with 3 timely payments, can not be paid ahead and must be included in DTI.	Declarations must be marked yes Judgment cannot appear on final title Guidance in AUS must be followed Judgment must be paid in full OR have an agreed payment plan with at least 3 on time payments made. Payments can not be paid ahead and must be required in the DTI.
USDA	Must be paid and released	Federal tax debt may have a payment plan with 3 timely payments, can not be paid ahead and must be included in DTI.	Declarations must be marked yes Judgment cannot appear on final title Guidance in AUS must be followed Judgment must be paid in full OR have an agreed payment plan with at least 3 on time payments made. Payments can not be paid ahead and must be required in the DTI.

*** For a non-federal judgement NOT on title that has been paid but not released we can close prior to release verification if:
Sufficient evidence the borrower has paid the judgement AND source of funds AND 5% of judgement amount must be included in DTI.