

2020 Loan Limits

Purpose

This memorandum reviews the following topic:

- ✓ Conforming Loan Limits
- ✓ Conforming Pricing Requirements
- ✓ FHA Loan Limits
- ✓ Funding and Additional Requirements

**Conforming
Loan Limits**

Fannie Mae and Freddie Mac have announced the new 2020 loan limits for conforming agency loans.

General loan limits for the Contiguous States and District of Columbia are as follows:

Number of Units	Maximum Base Loan Limit
1	\$510,400
2	\$653,550
3	\$789,950
4	\$981,700

**Conforming
Pricing
Requirements**

- ✓ FSM is now accepting locks at the new loan limits
 - Lock loan at 2019 limit
 - Email pricing to change to the 2020 limit:
fsmpricing@fsmloans.biz

Continued on next page

2020 Loan Limits, Continued

FHA Loan Limits Per [Mortgagee Letter 19-19](#), FHA forward mortgage limits for calendar year 2020 are effective for *case numbers assigned on or after January 1, 2020*

Unit Number	FHA National Low-Cost Area Mortgage Limits	FHA National High-Cost Area Mortgage Limits
1	\$331,760	\$765,600
2	\$424,800	\$980,325
3	\$513,450	\$1,184,925
4	\$638,100	\$1,472,550

Limits for individual MSA's and counties are available at:
[FHA Mortgage Limits | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

Funding Requirements

Any loan utilizing the new loan limits cannot close until January 1, 2020

Additional Requirements

Loans utilizing the new loan limits will need to have the updated version of DU/LP prior to closing:

- DU Submission: the 2020 loan limits will be applied to DU Version 10.2 and Version 10.3 for loans submitted or resubmitted on or after the weekend of December 7, 2019;
- LPA Submissions: LPA will be updated with the new loan limits on December 4, 2019.

Continued on next page

2020 Loan Limits, Continued

Effective Dates Noted within

Questions: Retail – Please contact your Manager with any questions
Mod Corr – Please contact your Account Executive with any questions
