



Bulletin 16-45

2017 Conventional Loan Limits

The Federal Housing Finance Agency (FHFA) has announced an increase to the maximum loan limits for 2017 for both conforming and high balance/super conforming loan amounts. The loan limits indicated below apply to both Fannie Mae and Freddie Mac transactions

NOTE: As a reminder, HomeBridge limits the maximum loan amount on Freddie Mac transactions to \$1M regardless of the number of units.

2017 Conforming Loan Limits		
Number of Units	Contiguous States including Washington D.C.	Alaska, Hawaii
One	\$424,100	\$636,150
Two	\$543,000	\$814,500
Three	\$656,350	\$984,525
Four	\$815,650	\$1,223,475

2017 High-Cost Area Loan Limits		
Number of Units	Contiguous States including Washington D.C.	Alaska, Hawaii
One	\$636,150	\$954,225
Two	\$814,500	\$1,221,750
Three	\$984,525	\$1,476,775
Four	\$1,223,475	\$1,835,200

As a reminder, actual loan limits for certain high-cost areas may be lower than the maximum loan amount identified above. The complete list of counties, including high-cost area counties and their specific maximum loan limit, may be viewed at [FHFA](#)

The new loan limits may be applied to new submissions and to loans currently in the pipeline.

Important Information – Fannie Mae

Fannie Mae will be updating DU with the new loan limits as follows:

- **Conforming Loan Limits:** The weekend of December 10, 2016
- **High Balance Loan Limits:** January 1, 2017

Loans submitted to DU with the higher loan amounts listed above prior to Fannie Mae's update of DU will receive an "Approve/Ineligible" finding due to the loan amount exceeding the existing limit.

HomeBridge will accept an "Approve/Ineligible" finding if the **only** reason for the "Approve/Ineligible" finding is due to the loan amount exceeding the existing limit.

Important Information – Freddie Mac

Freddie Mac will be updating LPA (previously known as LP) with the 2017 loan limits, both Conforming and Super Conforming, on December 2, 2016.

Loans submitted to LPA with the higher loan amounts listed above prior to Freddie Mac's update of LPA will receive an "Accept/Ineligible" finding due to the loan amount exceeding the existing limit.

HomeBridge will accept an "Accept/Ineligible" finding if the **only** reason for the "Accept/Ineligible" finding is due to the loan amount exceeding the existing limit.

HomeBridge will update the Fannie Mae and Freddie Mac guidelines with the 2017 loan limits in the near future.

If you have any questions, please contact your Account Executive.