



A division of Homebridge Financial Services, Inc.

Bulletin 20-57

Conventional Loan Limits for 2021

The Federal Housing Finance Agency (FHFA) has announced an increase to the maximum loan limits for both conforming and high balance/super conforming loan amounts for 2021 for most counties. The 18 counties that did not have an increase, the limits remain unchanged.

The loan limits below apply to Fannie Mae and Freddie Mac transactions.

The 2021 loan limits may be applied to new submissions and loans currently in the pipeline. Loans are eligible to close with the new 2021 limits.

2021 Conforming Loan Limits		
Units	Contiguous States	Alaska, Hawaii
One	\$548,250	\$822,375
Two	\$702,000	\$1,053,000
Three	\$848,500	\$1,272,750
Four	\$1,054,500	\$1,581,750
2021 High-Cost Area Loan Limits		
Units	Contiguous States	Alaska, Hawaii*
One	\$822,375	N/A
Two	\$1,053,000	N/A
Three	\$1,272,750	N/A
Four	\$1,581,750	N/A

*Alaska/Hawaii do **not** have high-cost areas in 2021; the applicable conforming limit applies

Actual loan limits for certain high-cost counties may be **lower** than the amount indicated above. If the loan is a high balance/super conforming loan, it is important to check the loan limit for the specific county in which the property is located.

A complete list of counties, including high-cost area counties and their specific maximum loan limit, may be viewed at [Federal Housing Finance Agency](#).

The FHFA did **not** identify high-cost limits for Alaska and Hawaii for 2021 therefore loan amounts for those states **cannot exceed the applicable conforming loan limit**.

Fannie Mae – DU Update

- Fannie Mae will be updating DU with the new 2021 loan limits the weekend of December 12, 2020

Freddie Mac – LPA Update

- Freddie Mac has not yet provided a specific date when LPA will be updated

Loans submitted to DU or LPA prior to the system updates that exceed the current 2020 limits will receive an “Approve/Ineligible” or “Accept/Ineligible” Finding due to the loan amount exceeding the 2020 limit.

Homebridge will accept the “Approve/Ineligible” or “Accept/Ineligible” Findings if the **only reason** for the “Ineligible” is due to the loan amount exceeding the current 2020 loan limit. **The loan amount must comply with the 2021 limit.** Re-submission to DU or LPA will not be required.

The Homebridge Fannie Mae and Freddie Mac guidelines have been updated with the 2021 loan limits and posted on the Homebridge website at www.Homebridgewholesale.com

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