

WHOLESALE BULLETIN

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18W-105

Attention: Business Development Managers & Mortgage Brokers November 27s, 2018

Please take a moment to read the important information contained in this bulletin.

Included in this Bulletin: Loan Limits for 2019

The Federal Housing Finance Agency (FHFA) has announced new loan limits for the year 2019.

Conforming loan limits for Conventional loans will increase from \$453,100 to \$484,350. Loan limits will also be increasing in what the FHFA calls “high cost areas”, where 115% of the local median home value exceeds the baseline loan limit. The new ceiling loan limit for one-unit properties in most high cost areas will be \$726,525, which is up from \$679,650 in 2018.

For 2019, almost all counties increased. The county list has been included with this bulletin and can also be accessed by clicking [here](#).

The new FNMA/FHLMC limits apply to all loans sold beginning January 1, 2019. FHFA's 2019 limits will be live in PML tomorrow, 11/28/18. Please note that FHA and VA will continue to use previous years' loan limits.

2019 loan limits will be applied to Desktop Underwriter (DU) December 8, 2018. Loan casefiles underwritten through DU prior to December 8th that receive an Ineligible recommendation due only to exceeding the 2018 loan limit are still eligible to close under the new limits.

2019 loan limits will be applied to LPA December 1st. Loans that receive an Ineligible finding prior to December 1 based solely on 2018 loan limits will be eligible.

Changes are also expected for FHA, VA and USDA and will be communicated once received.

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