

WHOLESALE BULLETIN

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19W-103

Attention: AEs, Business Development Managers & Mortgage Brokers **December 2, 2019**

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

Included in this Bulletin: Loan Limits for 2020

The Federal Housing Finance Agency (FHFA) has announced new loan limits for the year 2020.

Conforming loan limits for Conventional loans will increase from \$484,350 to \$510,400. 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 \$765,600, which is up from \$726,525 in 2019.

For 2020, almost all counties increased. The county list has been included with this bulletin and can also be accessed by clicking [here](#).

We are in the process of updating our pricing engine to accept the new conventional loan limits. In the meantime, **we are able to accept locks for loans falling under the new limits immediately**. Until our pricing engine is updated, please lower your loan amount to the current conforming limit, lock the loan, then email our lock desk to have them increase the loan amount. There may be slight changes in pricing for loan amount-specific adjustments such as including the underwriting fee into pricing. Our lock desk will confirm final pricing with you at the time of the request.

2020 loan limits will be applied to Desktop Underwriter (DU®) Version 10.2 and Version 10.3 loan casefiles submitted (or resubmitted) on or after the weekend of December 7, 2019. Also note that loan casefiles underwritten through DU prior to December 7 that receive an Ineligible recommendation due only to exceeding the 2019 loan limit may be delivered after January 1, 2020. The loan casefile does not have to be resubmitted to DU if the loan amount complies with the applicable 2020 loan limit.

2020 loan limits will be applied to LPA December 4th. Loans that receive an Ineligible finding prior to December 1 based solely on 2019 loan limits will be eligible.

Changes are also expected for FHA, VA and USDA and will be communicated once received. If you have any questions, contact your local Account Executive or Business Development

Manager. You may also contact the SVP of Wholesale for Mountain West Financial®: Brian Daily at 909-255-8332 or Brian.Daily@mwfinc.com.

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