

WHOLESALE BULLETIN

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21W-089

Attention: Valued Broker Partners

December 1, 2021

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

Included in this Bulletin: Loan Limits for 2022

We are happy to announce that the Federal Housing Finance Agency (FHFA) has raised the conforming loan limits for 2022, as predicted.

FHFA announced the conforming loan limits (CLLs) for mortgages to be acquired by Fannie Mae and Freddie Mac (the Enterprises) in 2022. In most of the U.S., the 2022 CLL for one-unit properties will be \$647,200, an increase of \$98,950 from \$548,250 in 2021.

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 \$970,800, which is up from \$822,375 in 2021.

For 2022, almost all counties increased. The county list can be accessed [here](#).

We are in the process of updating our pricing engine to accept the new conventional loan limits. In the meantime, we can accept locks for loans falling under the new limits effective 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.

Information about DU and LPA updates will follow.

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, Production Coordinator, Regional Vice President, or Brian Daily, SVP Wholesale: Brian.Daily@mwfinc.com, 909-255-8332.

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