

***Clarification* Confirmation of**
SUBJECT: Conventional Loan Limits for 2020
– Effective 1/1/20

BULLETIN 19DEC02

December 2, 2019

**** IMPORTANT NOTICE ****

***Clarification:** Please note that Towne will begin accepting conventional locks using the new 2020 conforming loan limits on and after 12/9/19 with no additional limitations regarding application, closing or delivery.*

First Mortgage Loan Limits

The following chart contains the general loan limits for 2020:

Units	General Loan Limits	
	Contiguous States, District of Columbia, and Puerto Rico	Alaska, Guam, Hawaii, and U.S. Virgin Islands
One	\$510,400	\$765,600
Two	\$653,550	\$980,325
Three	\$789,950	\$1,184,925
Four	\$981,700	\$1,472,550

The high-cost area loan limits are established for each county (or equivalent) and are published on [Fannie Mae's website](#) and on [FHFA's website](#). The maximum limits for 2020 are:

Units	High-Cost Area Loan Limits*	
	Contiguous States, District of Columbia, and Puerto Rico	Alaska, Guam, Hawaii, and U.S. Virgin Islands
One	\$765,600	Not Applicable
Two	\$980,325	
Three	\$1,184,925	
Four	\$1,472,550	

* A number of states (including Alaska and Hawaii), Guam, Puerto Rico, and the U.S. Virgin Islands do not have any high-cost areas in 2020.



NMLS ID# 3028

TOWNE

FAMILY OF COMPANIES



High-cost area loan limits are derived from median home prices estimated by the Federal Housing Administration (FHA) of the Department of Housing and Urban Development (HUD). FHA will permit a 30-day appeals period during which requests for individual area median home price increases will be evaluated. FHFA will issue a subsequent announcement if any individual high-cost area loan limit is increased as a result of the appeals process. Updates resulting from subsequent FHFA announcements will be posted on our website.

Loans subject to the high-cost area limits are referred to as high-balance loans and must comply with the high-balance loan requirements described in the *Selling Guide*.

Please refer to Fannie Mae Lender Letter LL-2019-09 for all information.

Thank you,
Operations Group
Towne Family of Companies



NMLS ID# 3028