

**TO: Operations and Production**

**Date: December 04, 2018**

**SUBJECT: FHFA Announces Maximum Conforming Loan Limits for 2019**

## IMPORTANT NOTICE

Fannie Mae and Freddie Mac Baseline Limit will increase to \$484,350

### Baseline limit

The Housing and Economic Recovery Act (HERA) requires that the baseline conforming loan limit be adjusted each year for Fannie Mae and Freddie Mac to reflect the change in the average U.S. home price. The baseline maximum conforming loan limit in 2019 will increase by the same percentage.

### High-cost area limits

For areas in which 115 percent of the local median home value exceeds the baseline conforming loan limit, the maximum loan limit will be higher than the baseline loan limit. HERA establishes the maximum loan limit in those areas as a multiple of the area median home value, while setting a "ceiling" on that limit of 150 percent of the baseline loan limit. The new ceiling loan limit for one-unit properties in most high-cost areas will be \$726,525 — or 150 percent of \$484,350.

Loan Type	Updates
<b>Conventional</b>	The Federal Housing Finance Agency (FHFA) announced that the 2019 base conforming loan limit will increase from \$453,100 to \$484,350. Due to the loan limit increase, the new high balance limit will also increase to \$726,525 (150% of \$484,350) for one-unit properties in the contiguous U.S.
<b>FHA/VA/USDA</b>	To be announced when available.

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Special statutory provisions establish different loan limit calculations for Alaska, Hawaii, Guam, and the U.S. Virgin Islands. In these areas, the baseline loan limit will be \$726,525 for one-unit properties.

- For a list of the 2019 maximum loan limits for all counties and county-equivalent areas in the U.S. click [here](#).
- For a map showing the 2019 maximum loan limits across the U.S. click [here](#).

**Effective Immediately: Towne will be accepting applications and locks based on the 2019 Loan Limits.**

Thank you,  
Operations Group  
**Towne Family of Companies**



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