



## CORRESPONDENT LENDING

Bulletin #2020-55

December 04, 2020

## 2021 Loan Limits

**Overview**

FAMC is announcing the following:

- Availability for Conventional Conforming 2021 Loan Limits, effective immediately.
- FHA 2021 Loan Limits

**Conventional Products**

As previously announced by the [Federal Housing Finance Agency](#) (FHFA), [Fannie Mae](#), and [Freddie Mac](#), the following tables reflect the loan limit changes, excluding Alaska and Hawaii (for specific county loan limits and additional details, refer to the [FHFA website](#)).

Standard Loan Limits		
Number of Units	2020 Maximum Loan Limits	<u>New</u> 2021 Maximum Loan Limits
1	\$510,400	\$548,250
2	\$653,550	\$702,000
3	\$789,950	\$848,500
4	\$981,700	\$1,054,500

High Balance/Super Conforming Loan Limits		
Number of Units	2020 Maximum Loan Limits	<u>New</u> 2021 Maximum Loan Limits
1	\$765,600	\$822,375
2	\$980,325	\$1,053,000
3	\$1,184,925	\$1,272,750
4	\$1,472,550	\$1,581,750

**High-Balance Counties/1-unit Rate/Term Refinance - Hawaii**

- The previous Hawaii restriction on high-balance counties for Rate/Term Refinance transactions has been removed.

**Important Information**

- The 2021 Maximum Loan Limits referenced in the above table are available in FAMC's system effective immediately.
- Lenders may contact [secondary@franklinamerican.com](mailto:secondary@franklinamerican.com) to request changes for existing pipeline.
  - For loans that are currently locked, standard pricing policy applies which may result in a price change.
  - If a lock has expired, worst-case pricing applies.
- FAMC only permits Approve/Accept/Eligible findings
  - DU:
    - The 2021 loan limits will be applied to DU Version 10.3 loan casefiles submitted (or resubmitted) on or after the weekend of December 12, 2020.
  - LPA:
    - The 2021 loan limits will be available in LPA by December 13, 2020.



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## FHA Products

FHA has announced the nationwide loan limits for 2021 in [Mortgagee Letter 2020-41](#), effective for case numbers assigned on and after January 1, 2021. The following tables reflect the loan limit changes, excluding Alaska and Hawaii:

Low-Cost Area Set at 65% of the national conforming 1-unit limit of \$548,250		
Number of Units	2020 Low-Cost Area Limits	<u>New</u> 2021 Low-Cost Area Limits
1	\$331,760	\$356,362
2	\$424,800	\$456,275
3	\$513,450	\$551,500
4	\$638,100	\$685,400

High-Cost Area Set at 150% of the national conforming 1-unit limit of \$548,250		
Number of Units	2020 High-Cost Area Limits	<u>New</u> 2021 High-Cost Area Limits
1	\$765,600	\$822,375
2	\$980,325	\$1,053,000
3	\$1,184,925	\$1,272,750
4	\$1,472,550	\$1,581,750

- Streamline refinance transactions are not subject to the National Housing Act's statutory loan limits or nationwide mortgage limits.
- Information regarding DU/LPA for government loans and TOTAL Scorecard will be communicated once the information becomes available.

## VA Products

VA 2021 loan limits have not yet been announced. Information will be communicated once it becomes available.

You may contact your Regional Account Manager if you have any questions. We thank you for your continued business!

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