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From: CLD ABQ
Sent: Tuesday, January 11, 2022 4:54 PM
To: CLD ABQ
Subject: CHL, VA Notice of Nationwide Loan Limits, 2022 Update!

Notice of VA Nationwide Loan Limits for 2022 – **RE-ISSUE**

LOAN TYPE:

All Programs FNMA FHLMC FHA VA HUD-184 USDA Non-Agency

EFFECTIVE DATE:

Effective with loans closed on or after January 1, 2022.

Where the 2022 Freddie Mac CLL is lower than the 2021 Freddie Mac CLL, VA will use the 2021 Freddie Mac CLL for loan applications signed prior to January 1, 2022, where the loan closed on or after January 1, 2022.

WHAT A NEED TO KNOW!

Veterans with full Entitlement- Maximum loan amount is \$2,000,000, including funding fee.

- Loan amounts between \$1,200,000 and \$2,000,000 have the following additional company restrictions:
 - Minimum credit score of 640
 - Maximum DTI of 50.00%
 - Not Allowed: Buydowns, Manual Underwriting and Manufactured Housing

Veterans with Partial Entitlement- Use the county loan limits established by FHFA to determine the maximum potential entitlement available for veterans with **less than full** entitlement.

- The county loan limit for a 1-Unit SFR in **non-high cost** counties is \$647,200.
- The ceiling for **high cost** counties is \$970,800.

For maximum loan limits by counties, refer to **Federal Housing Finance Agency (FHFA) table “Fannie Mae and Freddie Mac Maximum Loan Limits”**

- For purposes of determining the VA guaranty, reference only the amounts reflected in the 1-Unit limit column.

Interest Rate Reduction Refinancing Loans (IRRRLs) - The county loan limits do NOT apply to IRRRLs. VA will guarantee 25 percent of the loan amount on an IRRRL, regardless of whether the loan exceeds the limit for the county.

DU Submissions:

During the weekend of Jan. 22, 2022, DU will be updated to support VA changes.

The 2022 county loan limits are available on **VA's website**.

VA loan casefiles submitted or resubmitted prior to the weekend of Jan. 22 will be underwritten using the 2021 VA county loan limits.

VA loan casefiles submitted or resubmitted on or after the weekend of Jan. 22 will be underwritten using the 2022 VA county loan limits.

NOTE: Because the 2022 VA county loan limits will not be implemented on the date they are in effect, lenders are responsible for ensuring that the correct VA county loan limit is applied to all VA loans underwritten through DU from Jan. 1 through Jan. 22.

HOW DOES THIS AFFECT ME?

- Good News for veterans seeking a VA loan without additional down payment!
- The company will allow AUS with an ineligible finding when the sole reason for the ineligible is due to loan limits.

WHAT ACTION DO I NEED TO TAKE NOW?

- Calculate new VA Loan Amounts based on the above information.