

**Breech, Mariana**

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**From:** CLD ABQ  
**Sent:** Tuesday, January 11, 2022 4:53 PM  
**To:** CLD ABQ  
**Subject:** CHL, FHA, Notice of FHA Nationwide Loan Limits, 2022 Update!



What I Need to Know!

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

### LOAN TYPE:

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

### EFFECTIVE DATE:

The new loan limits are effective for **case numbers assigned** on or after January 1, 2022 and remain effective through December 31, 2022.

### WHAT I NEED TO KNOW!

Today, the Federal Housing Administration (FHA) published [Mortgagee Letter 2021-28](#), announcing 2022 *Nationwide Forward Mortgage Limits*, which provides the maximum mortgage limits for FHA-insured Title II forward mortgages.

#### Low Cost Area Maximum Mortgage Limits (Nationwide Mortgage Limits (II.A.2.a.ii(B)))

One Unit	\$ 420,680
Two-Unit	\$ 538,650
Three-Unit	\$ 651,050
Four-Unit	\$ 809,150

#### High Cost Area Maximum Mortgage Limits (Nationwide Mortgage Limits (II.A.2.a.ii(C)))

One Unit	\$ 970,800
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Two-Unit	\$ 1,243,050
Three-Unit	\$ 1,502,475
Four-Unit	\$ 1,867,275

**Special Exception Areas- Alaska, Hawaii, Guam, and the Virgin Islands**

One Unit	\$ 1,456,200
Two-Unit	\$ 1,864,575
Three-Unit	\$ 2,253,700
Four-Unit	\$ 2,800,900

FHA forward mortgage limits may be accessed by visiting [FHA Mortgage Limits](#) page on the internet or via the FHA connection.

FHA also published the 2022 *Nationwide Home Equity Conversion Mortgage* (HECM) limits in [Mortgagee Letter 2021-29](#).

The maximum claim amount for FHA HECMs will be \$970,800. This maximum applies to Special Exception Areas as noted in the table above (Alaska, Hawaii, Guam and the Virgin Islands).

**DU Submissions:**

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

FHA county loan limits are applied by the FHA TOTAL mortgage scorecard, so a DU update is not required for FHA's 2022 county loan limit updates.

However, in cases where a property county cannot be determined, DU applies the FHA National Low Cost Area Limit and the FHA National Low Cost Area Limit amounts will be updated in DU as part of this release to reflect the new values. In these cases, DU will display the 2021 limit on FHA loan casefiles submitted or resubmitted prior to the weekend of Jan. 22 where a property county cannot be determined, regardless of Agency Case Number assignment date.

For FHA loan casefiles submitted or resubmitted on or after the weekend of Jan. 22 where a property county cannot be determined, DU will display the 2022 FHA National Low Cost Area Limit, regardless of Agency Case Number assignment date. Lenders are responsible for verifying that the correct limit is applied when determining eligibility.

**HOW DOES THIS AFFECT ME?**

- Good News for all counties and parishes nationwide!
- If you have a loan that will benefit from the higher loan limits, but it already has a case number assigned prior to 1/1/2022, the current case number must be canceled and then a new case number ordered on or after 1/1/2022.

If an appraisal was completed on the old case number, a new appraisal will be required unless the following can be met:

- The current appraisal is valid and has not expired, **AND**
- The property is NOT a condo requiring project approval, **AND**
- The appraisal must reflect the new case number assignment and be re-uploaded into EAD portal. **Confirm the appraiser is willing to do this.**

## WHAT ACTION DO I NEED TO TAKE NOW?

- Review 2022 forward mortgage limits at:
  - **FHA Mortgage Limits**; or
  - By visiting the **FHA connection**.
  - **Fannie Mae – DU for Government Loans Release Notes**