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From: CLD ABQ
Sent: Monday, December 17, 2018 6:30 PM
To: CLD ABQ
Subject: Cornerstone Home Lending, WINK! Notice of FHA Nationwide Forward & HECM Mortgage Loan Limits for 2019

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Cornerstone
HOME LENDING, INC.



Correspondent Lending Division

WINK!

December 17, 2018

Notice of FHA Nationwide Forward & HECM Mortgage Loan Limits for 2019

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, 2019 and remain effective through December 31, 2019.

WHAT I NEED TO KNOW!

Today, the Federal Housing Administration (FHA) published [Mortgage Letter 2018-11](#) announcing 2019 *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	\$ 314,827
Two-Unit	\$ 403,125
Three-Unit	\$ 487,250
Four-Unit	\$ 605,525

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

One Unit	\$ 726,525
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Two-Unit	\$ 930,300
Three-Unit	\$ 1,124,475
Four-Unit	\$ 1,397,400

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

One Unit	\$ 1,089,787
Two-Unit	\$ 1,395,450
Three-Unit	\$ 1,686,700
Four-Unit	\$ 2,096,100

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

- In addition, downloadable text files with complete listings of all county loan limits are available at https://apps.hud.gov/pub/chums/file_layouts.html.

Note: Any request for a change to high-cost area loan limits must comply with the existing guidance in HUD handbook 400.1, Section II.A.2.a.ii (A). Such requests must be received by FHA's Santa Ana Homeownership Center no later than 30 days after the published date. Any changes in area loan limits because of valid appeals will be in effect retroactively for case numbers assigned on or after January 1,2019.

FHA also published the 2019 *Nationwide Home Equity Conversion Mortgage (HECM) limits* in [Mortgage Letter 2018-12](#).

The maximum claim amount for FHA HECMs will be \$726,525. This maximum applies to Special Exception Areas as noted in the table above (Alaska, Hawaii, Guam and the Virgin Islands).

Jason Kershaw

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