

## Lender Letter LL-2012-11

November 29, 2012

**To: All Fannie Mae Single-Family Sellers and Servicers**

### Confirmation of Conventional Loan Limits for 2013

The purpose of this Lender Letter is to publish Fannie Mae's loan limits for 2013 for all conventional mortgage loans. The Federal Housing Finance Agency (FHFA) has issued the maximum loan limits that will apply to conventional loans to be acquired by Fannie Mae in 2013. All loan limits for 2013 remain unchanged from 2012. The first mortgage loan limits are defined in terms of general loan limits and high-cost area loan limits.

### First Mortgage Loan Limits

The following chart contains the general loan limits for 2013:

Units	General Loan Limits	
	Contiguous States, District of Columbia, and Puerto Rico	Alaska, Guam, Hawaii, and U.S. Virgin Islands
One	\$417,000	\$625,500
Two	\$533,850	\$800,775
Three	\$645,300	\$967,950
Four	\$801,950	\$1,202,925

The high-cost area loan limits are established for each county (or equivalent) and are published on [Fannie Mae's website](#) and on [FHFA's website](#). The maximum limits for 2013 are:

Units	High-Cost Area Loan Limits	
	Contiguous States, District of Columbia, and Puerto Rico	Alaska, Guam, Hawaii, and U.S. Virgin Islands
One	\$625,500	\$938,250
Two	\$800,775	\$1,201,150
Three	\$967,950	\$1,451,925
Four	\$1,202,925	\$1,804,375

These limits were determined under the provisions of the Housing and Economic Recovery Act of 2008.

High-cost area loan limits are derived from median home prices estimated by the Federal Housing Administration (FHA) of the Department of Housing and Urban Development (HUD). FHA will permit a 30-day appeals period during which requests for individual area median home price increases will be evaluated. FHFA will issue a

subsequent announcement if any individual high-cost area loan limit is increased as a result of the appeals process. Updates resulting from subsequent FHFA announcements will be posted on Fannie Mae's website.

Lenders are responsible for ensuring that the original principal balance of each mortgage loan does not exceed the applicable maximum loan limit for the specific area in which the property is located. To assist lenders in determining the applicable limits, Fannie Mae posts reference material on its website, including the [Loan Limit GeoCoder™](#), which lenders can use to look up loan limits based on a specific address (or batch of addresses).

## Second Mortgage Loan Limits

For second mortgage loans, the loan limit for 2013 is \$208,500 (or \$312,750 in Alaska, Guam, Hawaii, and the Virgin Islands). Furthermore, the sum of the original loan amounts of the first and second mortgage loans may not exceed the applicable loan limit for first mortgage loans based on the location and the number of units of the subject property. These loan limits apply whether or not Fannie Mae owns or has an interest in the first mortgage loan. As set forth in the *Selling Guide*, lenders must obtain approval from Fannie Mae to sell and service second mortgages.

## Origination Date and Original Loan Amount

The general loan limits and the second mortgage loan limits apply to all conventional mortgage loans regardless of loan origination date. (The loan origination date is the date of the note.) The high-cost area limits apply to high-balance mortgage loans with a note date after September 30, 2011.

**Note:** *Fannie Mae will continue to purchase mortgage loans with a note date on or after July 1, 2007, through and including September 30, 2011, that were subject to the "temporary" high-cost area limit. There is currently no delivery deadline for loans originated based on the temporary high-cost area limit. Loans are subject to Fannie Mae's seasoning requirements, as applicable.*

All of the loan limits apply to the original loan amount of the mortgage loan, not to its balance at the time of purchase by Fannie Mae.

Lenders are reminded of the following additional requirements:

- A modified mortgage loan that had an original loan amount that exceeds the current loan limits is not eligible for purchase by Fannie Mae, even though the balance may have been paid down at the time of the modification to or below the current applicable loan limit.
- High-balance mortgage loans are subject to unique eligibility and delivery requirements. Refer to the *Selling Guide*, Chapter B5-1, High-Balance Mortgage Loans.

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Lenders who have questions about this Lender Letter should contact their Customer Account Team.

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