



Selling Notice

June 21, 2022

Area Median Incomes 2022

Area median income estimates (AMIs) are provided to Fannie Mae by our regulator, the Federal Housing Finance Agency. These AMIs are used in determining borrower eligibility for HomeReady® mortgage loans and RefiNow™ transactions. AMI is also used in determining when a loan-level price adjustment applies for certain high-balance loans.

On June 24, 2022, the 2022 AMIs will be implemented in Desktop Underwriter® (DU®) and published on our [website](#) for use with manually underwritten loans. DU will apply the 2022 limits to new DU loan casefiles created on or after June 24. Loan casefiles created prior to June 24 will continue to use the 2021 limits. For manually underwritten loans, lenders are encouraged to use the 2022 limits immediately but are required to use them for loans with application dates on or after Aug. 1, 2022.

NOTE: *The Area Median Income Loan Lookup tool will be updated with the 2022 limits at the end of July 2022.*

Note that the AMI data in DU and on our website may differ from the AMI estimates posted on the U.S. Department of Housing and Urban Development's website.