



Seller Guide Update



SEL-2024-050: Government Loan Limits

December 13, 2024

Correspondent Lending

Housing Finance Agency (HFA)

Summary

Underwriting/Delivery	
<input checked="" type="checkbox"/>	Corr. Delegated
<input checked="" type="checkbox"/>	Corr. Non-Delegated
	Corr. EZD
<input checked="" type="checkbox"/>	Corr. Mandatory
<input checked="" type="checkbox"/>	HFA Delegated
<input checked="" type="checkbox"/>	HFA Non-Delegated
Products	
	Conv. (Freddie)
	Conv. (Fannie)
	Conv. (Portfolio)
<input checked="" type="checkbox"/>	FHA
<input checked="" type="checkbox"/>	VA
	Rural Development

2025 FHA Loan Limits

In accordance with [HUD Mortgage Letter 2024-21](#), U.S. Bank will support the 2025 FHA loan limits effective with case numbers assigned on and after January 1, 2025.

FHA Maximum Mortgage Limits for 2025 are located at:

https://www.hud.gov/program_offices/housing/sfh/lender/origination/mortgage_limits

2025 VA Loan Limits

In accordance with [VA Circular 26-24-22](#), effective with loans closed on or after January 1, 2025, U.S. Bank is aligning with FHFA's increase to the county loan limits for all non-IRRRL VA loans.

VA does not have a maximum loan amount, but instead uses the county loan limit to determine the maximum potential entitlement available for veterans with used or compromised entitlements.

VA Home Loan Limits

<https://www.va.gov/housing-assistance/home-loans/loan-limits/>

When previous entitlement will not be restored, and the 2025 FHFA county loan limit is lower than 2024, VA will use the 2024 limits for applications signed prior to January 1, 2025, where the loan closes on or after January 2025.

As a reminder, U.S. Bank requires that all VA loans conform to GNMA secondary market guidelines which include the minimum 25% coverage requirement.

If the Veteran has full entitlement, there are no county limits.

Important Notes:

- For Veterans with partial entitlement, transactions, with the new general loan limits, must close on or after January 1, 2025.
- The Veteran may use the VA Home Loan Guaranty benefit to acquire a property up to four units in size. VA's maximum guaranty amount, regardless of the number of units, is based on the one-unit (single-family residence) limit established by Federal Housing Finance Agency (FHFA).



Summary, continued

2025 Ginnie Mae High Balance

In anticipation of Ginnie Mae's revision of their definition of High Balance loans to align with the 2025 conforming loan limits announced earlier this month by the Federal Housing Finance Agency (FHFA), U.S. Bank will update our FHA and VA product guidelines. FHA and VA loans exceeding base conforming loan limits must be locked as a Jumbo product.

The scenarios where financing of the VA funding fee or the FHA MIP fee exceeds the conforming loan limit is not considered a Jumbo.

Refer to product guidelines for maximum loan limits.

- For VA, the maximum loan amount is \$2,000,000.

Correspondent Product Guidelines: Product guidelines will be updated with a targeted publication date of January 1, 2025:

FHA

- FHA 1001 30 Yr FIXED
- FHA 1002 15 Yr FIXED
- FHA 1004 Buydown
- FHA 1105 30 Yr FIXED Jumbo
- FHA 1024 5/1 ARM
- FHA 1025 5/1 ARM Jumbo
- 1020 203KS – 30 Yr

VA

- VA 2001 30 Yr FIXED
- VA 2002 15 Yr FIXED
- VA 2009 30 Yr FIXED Jumbo
- VA 2024 5/1 ARM

Lender Portal System Readiness

Lender Portal will be updated to accept the new limits effective January 1, 2025.

Additional Resources

- Federal Housing Finance Agency (FHFA): [Conforming Loan Limit \(CLL\) Values](#)
- FHA: [HUD Mortgage Letter 2024-21](#)
- VA: [VA Circular 26-24-22](#)

Questions



Correspondent: Please contact your Account Executive or the Client Support Area at 800.200.5881, option 1.

HFA: Please contact the Housing Finance Agency Hotline at 800.562.5165, option 1 for the HFA Customer Care Team.
