



Announcement 2017- 54

2018 New Loan Limits

Planet Home Lending is pleased to announce the 2018 Loan limits, effective immediately.

While the CORE Seller Portal is being updated to reflect these new limits; Loans previously locked or submitted can be changed to the new higher limits immediately. Please work with your SSR to update an existing Lock until the system update has been completed.

- **Freddie Mac**

As a Reminder, PHL has capped its maximum loan amount on all Freddie Mac mortgages at \$1,000,000.

Freddie Mac Conforming General Loan Limits			
Number of Units	Contiguous States District of Columbia, and Puerto Rico		Alaska, Guam, Hawaii, U.S. Virgin Island
	One	\$453,100	
Two	\$580,150	\$870,225	
Three	\$701,250	\$1,000,000	
Four	\$871,450	\$1,000,000	

Freddie Mac Super Conforming High-Cost Area			
Number of Units	Contiguous States District of Columbia, and Puerto Rico		Alaska, Guam, Hawaii, U.S. Virgin Island
	One	\$679,650	
Two	\$870,225	\$1,000,000	
Three	\$1,000,000	\$1,000,000	
Four	\$1,000,000	\$1,000,000	

- **Fannie Mae**

DU casefiles submitted on or after the weekend of December 9, 2017, will be underwritten with the new general loan limits.

Fannie Mae Low Cost and High-Cost General Loan Limits			
Number of Units	Contiguous States District of Columbia, and Puerto Rico		Alaska, Guam, Hawaii, U.S. Virgin Island
	Low Cost	High Cost	
One	Low Cost	High Cost	\$1,019,475
	\$453,100	\$679,650	
Two	\$580,150	\$870,225	\$1,305,325
Three	\$701,250	\$1,051,875	\$1,577,800
Four	\$871,450	\$1,307,175	\$1,960,750

- **FHA**

FHA national low-cost loan limits are set at 65% of the national conforming limits. New limits are effective for case numbers assigned on or after January 1, 2018.

FHA Low Cost and High-Cost General Loan Limits			
Number of Units	Contiguous States District of Columbia, and Puerto Rico		Alaska, Guam, Hawaii, U.S. Virgin Island
	Low Cost	High Cost	
One	\$294,515	\$679,650	\$1,019,475
Two	\$377,075	\$870,225	\$1,305,325
Three	\$455,800	\$1,051,875	\$1,577,800
Four	\$566,425	\$1,307,175	\$1,960,750

- **VA**

VA loan limits align with the Fannie Mae limits listed above and are effective on mortgages dated on or after January 1, 2018.

The announced limits above are the **maximum loan limits** released per investor; however, standard limits may differ from county to county. Refer to the Federal Housing Finance Agency's [2018 Conforming Loan Limits](#) for complete listings by county.

All applicable PHL documentation will be updated to reflect these program changes.

If you have any questions, please contact your Regional Sales Manager.