



MFM Bulletin: 023-2021

Date: December 2, 2021

Subject: Fannie and Freddie 2022 Loan Limits

Fannie Mae and Freddie Mac have announced new loan limits for 2022, featuring a significant increase in both the baseline limits and high-cost areas. The 2022 loan limits are effective for all loans delivered to Fannie Mae and Freddie Mac on or after January 1, 2022. Member First Mortgage will begin accepting minimum 45-day locks at the new limits immediately.

Blue Sage will be updated with the new Fannie and Freddie loan limits the weekend of December 4th. If necessary, please contact Secondary Marketing (secondary@memberfirstmortgage.com) via email to override a loan amount.

Desktop Underwriter (DU) will also be updated with the new loan limits the weekend of December 4th. Any cases submitted prior to December 4th will receive an "Ineligible" finding due to the loan amount. Though not required, Fannie Mae suggests that loans be resubmitted to DU after December 4th to obtain the most streamlined collateral review assessment. Loan Product Advisor and Loan Selling Advisor will be updated by December 5th to reflect the new loan limits.

Please see the table on the following page for Fannie Mae conforming loan limits.

Thank you!



First mortgage conforming loan limits

The following table contains the baseline (also known as “general”) loan limits for 2022:

Units	Baseline Loan Limits	
	Contiguous States, District of Columbia, and Puerto Rico	Alaska, Guam, Hawaii, and U.S. Virgin Islands
1	\$647,200	\$970,800
2	\$828,700	\$1,243,050
3	\$1,001,650	\$1,502,475
4	\$1,244,850	\$1,867,275

The high-cost area loan limits are established for each county (or equivalent) and are published on the Fannie Mae and FHFA websites. The ceiling for the high-cost area limits for 2022 are:

Units	High-Cost Area Loan Limits*	
	Contiguous States, District of Columbia, and Puerto Rico	Alaska, Guam, Hawaii, and U.S. Virgin Islands
1	\$970,800	Not Applicable
2	\$1,243,050	
3	\$1,502,475	
4	\$1,867,275	

**Several states (including Alaska and Hawaii), Guam, Puerto Rico, and the U.S. Virgin Islands do not have any high-cost areas in 2022.*