



**To:** All Customers **From:** Flagstar Bank  
**Date:** 12/01/20 **Memo #:** 20113  
**Subject:** **2021 Agency Loan Limits**

The Federal Housing Finance Agency (FHFA) has published the maximum loan limits effective for loans acquired by Fannie Mae and Freddie Mac in 2021. Both the general and high-cost area loan limits have increased. While there are no decreases in high-cost area county limits, some county limits stayed the same as 2020. Loan limits for all counties can be located at:

<http://www.fhfa.gov/DataTools/Downloads/Pages/Conforming-Loan-Limits.aspx>.

General Loan Limits		
Units	Contiguous 48 States and District of Columbia	Alaska, Hawaii, and US Virgin Islands
One	\$548,250	\$822,375
Two	\$702,000	\$1,053,000
Three	\$848,500	\$1,272,750
Four	\$1,054,500	\$1,581,750

High-Cost Area Loan Limits		
Units	Contiguous 48 States and District of Columbia	Alaska, Hawaii, and US Virgin Islands
One	\$822,375	Not Applicable
Two	\$1,053,000	
Three	\$1,272,750	
Four	\$1,581,750	

Loantrac will be updated to allow registration of loans at the higher limits as of Friday, December 11, 2020. Fannie Mae announced the new loan limits will be updated in Desktop Underwriter the weekend of December 12. Freddie Mac announced Loan Product Advisor will be updated on December 13. Please be sure that your submitted AUS findings reflect the appropriate loan amount. "Ineligible" AUS findings are acceptable as long as the ineligibility is due only to the loan amount being in excess of the 2020 limits, but within the 2021 limits. There are no closing/note date restrictions for conventional loans.

### FHA & VA 2021 LOAN LIMITS

FHA and VA have not yet issued notices concerning 2021 loan limits.

### REMINDERS

Any loan amount changes that cause the product to change on an already locked loan may be subject to worse-case pricing. Loan amount increases that cause a change to loan level pricing adjustment will affect locked price. If you are requesting a loan amount increase on an already submitted loan please submit an updated 1003.

Any updates on existing pipeline loans may extend service levels and customers should plan accordingly.