



**TO: All FHA-Approved Mortgagees and Servicers Originating and Servicing
Title II Forward and Reverse Mortgages;
All Other Interested Stakeholders in FHA Transactions**

NEWS AND UPDATES

In this Announcement:

- 2020 Nationwide Forward Mortgage Limits
- 2020 Nationwide Home Equity Conversion Mortgage Limits

See below for details.

2020 Nationwide Forward Mortgage Limits

Today, the Federal Housing Administration (FHA) published [Mortgagee Letter 2019-19](#), *2020 Nationwide Forward Mortgage Limits*, which provides the maximum mortgage limits for FHA-insured Title II forward mortgages. These new loan limits are effective for case numbers assigned on or after January 1, 2020, through December 31, 2020.

This year, the change in the national median home price increased the Federal Housing Finance Agency (FHFA) loan limits. Therefore, FHA's "floor" and "ceiling" loan limits will increase for Calendar Year (CY) 2020, to \$331,760 and \$765,600¹, respectively, for a one-unit property.

The following table lists the CY 2020 FHA loan limits for low cost and high cost areas:

Property Size	Low Cost Area "Floor"	High Cost Area "Ceiling"
One-Unit	\$331,760	\$765,600
Two-Units	\$424,800	\$980,325
Three-Units	\$513,450	\$1,184,925
Four-Units	\$638,100	\$1,472,550

As in previous years, Alaska, Hawaii, Guam, and the U.S. Virgin Islands have a higher limit "ceiling" than the rest of the country.

In CY 2020, nearly all U.S. counties will have an increase in forward loan limits; however, due to changes made to the makeup of certain Metropolitan Statistical Areas (MSAs) by the Office of Management and Budget, 11 jurisdictions will see a loan limit decrease from the CY 2019 levels. To enable mortgagees to

more easily identify areas with loan limit [increases](#) or [decreases](#), FHA has published a separate list of these jurisdictions. Mortgagees may view these lists — along with lists that can be sorted by state, county or MSA or by calendar year — on the [Maximum Mortgage Limits](#) web page.

Calendar year 2020 loan limits for FHA-insured Title II forward mortgages will be included in a future *Single Family Housing Policy Handbook* release.

¹Alaska, Hawaii, Guam and the U.S. Virgin Islands are subject to a higher “ceiling.” See Mortgagee Letter for details.

[Quick Links](#)

- View Mortgagee Letter 2019-19 and all other Mortgagee Letters at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/letters/mortgagee
- View the online or PDF versions of the SF Handbook at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsggh
- View CY 2020 forward mortgage limits information at:
 - FHA mortgage limits by county, state, or MSA at: <https://entp.hud.gov/idapp/html/hicostlook.cfm>
 - Complete listing of FHA loan limits by calendar year at: http://www.hud.gov/pub/chums/file_layouts.html
 - Jurisdictions with decreases in loan limits: https://www.hud.gov/sites/dfiles/SFH/documents/2020jurisdict_w_decreases.pdf
 - Jurisdictions with increases in loan limits: https://www.hud.gov/sites/dfiles/SFH/documents/2020jurisdict_w_increases.pdf
 - Maximum Mortgage Limits web page at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/lender/origination/mortgage_limits

2020 Nationwide Home Equity Conversion Mortgage (HECM) Limits

Today, the Federal Housing Administration (FHA) published [Mortgagee Letter 2019-20](#), *2020 Nationwide Home Equity Conversion Mortgage (HECM) Limits*, which provides the Calendar Year (CY) 2020 maximum claim amount for FHA-insured traditional HECM, HECM for purchase, and HECM-to-HECM refinances.

The maximum claim amount for FHA-insured HECMs for all areas, including Alaska, Hawaii, Guam, and the U.S. Virgin Islands, in CY 2020, will be \$765,600; 150 percent of Federal Home Loan Mortgage Corporation’s (Freddie Mac) national conforming limit of \$510,400. This limit is applicable for case numbers assigned on or after January 1, 2020, through December 31, 2020. For additional details, refer to Mortgagee Letter 2019-20.

The maximum CY 2020 claim amount for FHA-insured HECMs will be included in a future SF Handbook release.

[Quick Links](#)

- View Mortgagee Letter 2019-20 and all other Mortgagee Letters at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/letters/mortgagee
- View CY 2020 HECM limit attachments:
 - FHA mortgage limits by county, state, or MSA at:
<https://entp.hud.gov/idapp/html/hicostlook.cfm>
 - Complete listing of FHA loan limits by calendar year at:
http://www.hud.gov/pub/chums/file_layouts.html
 - Maximum Mortgage Limits web page at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/lender/origination/mortgage_limits

Resources

Contact the FHA Resource Center:

- Visit our online knowledge base to obtain answers to frequently asked questions 24/7 at:
<https://www.hud.gov/answers>
- E-mail the FHA Resource Center at: answers@hud.gov. Emails and phone messages will be responded to during normal hours of operation, 8:00 AM to 8:00 PM (Eastern), Monday through Friday, on all non-Federal holidays.
- Call 1-800-CALL-FHA (1-800-225-5342). Persons with hearing or speech impairments may reach this number by calling the Federal Relay Service at 1-800-877-8339.

FHA INFO Archives:	Visit the FHA INFO Archives to access FHA INFO messages issued from 2012 to the present.	
Subscribe/Unsubscribe Instructions:	To subscribe to the Single Family FHA INFO mailing list you can use this link: FHA INFO or send a request by email to: answers@hud.gov Bulk subscriptions: To sign up your entire office or a large group, send the list of email addresses (in the format below) to: answers@hud.gov aaa@xyz.com bbb@xyz.com ccc@xyz.com To Unsubscribe follow the unsubscribe instructions on that page.	
Resource Links:	FHA Archived Webinars Career Opportunities Contracting Opportunities Events & Training FHA Forms FHA Homeownership Centers FHA Mortgagee Letters	Foreclosure Assistance Grant Opportunities HUD Homes - Property Listings HUD.gov Making Home Affordable Presidentially-Declared Major Disaster Areas Visit our Single Family Home Page



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