

# Wholesale Guide Bulletin

## GB-2021-22.1



Effective: October 18, 2021

Topic: **Loan Limit Increase for Conventional Loans**

Programs:  Fannie Mae  Freddie Mac  FHA  VA  USDA

Issue Date: October 18, 2021

**Overview:** Homepoint will now offer increased conforming loan limits for conventional loan products for 2 to 4-unit properties located in the Contiguous U.S. and 1 to 4-unit properties located in Alaska and Hawaii.

**Policy:** Effective October 18, 2021, Homepoint will offer increased conforming loan limits for conventional loan products as follows:

| Homepoint Loan Limits |  |                               |
|-----------------------|--|-------------------------------|
| Units                 | Properties in Contiguous U.S. <sup>1</sup> | Properties in Alaska & Hawaii |
| 1                     | \$625,000                                  | \$937,500                     |
| 2                     | \$800,250                                  | \$1,200,375                   |
| 3                     | \$967,250                                  | \$1,450,875                   |
| 4                     | \$1,202,000                                | \$1,803,000                   |

<sup>1</sup> Counties with maximum limits for 2021 that are currently greater than these stated limits remain the same.

Please note the following parameters:

- DU/DO® Approve/Ineligible or LPA® Accept/Ineligible permitted only if due to loan amount exceeding 2021 loan limit up to amounts indicated in the Homepoint Loan Limits table.
- AUS appraisal waivers are not permitted for loans receiving an AUS Ineligible. Full appraisals will be required.
- The high-balance minimum is \$1 above the amount indicated in the Homepoint Loan Limits table.
- The higher limits may be applied to floating loans in process, subject to loan qualification. Follow standard Change of Circumstance procedures.
- The higher limits may also be applied to rate locked loans that are in process and prior to Docs Out, subject to loan qualification. Must follow the Change of Circumstance/Change Request process and submit your request for loan amount changes through [The Point](#).
- Products include conforming Agency, Texas 50(a)(6), HomeReady, Home Possible, and Low Income Refinance.

**Publication:** Applicable updates for this Bulletin will **not** be incorporated in the Homepoint Guide or At-A-Glances at this time.

**Questions:** For questions regarding this Bulletin, contact your Homepoint Account Executive or email the Scenario Desk at [uwscenarios@hpfc.com](mailto:uwscenarios@hpfc.com).