



November 29, 2017 | The AFR 411 2017-23

American Financial Resources, Inc.



Attention: AFR Lending Partners

Topics in this edition of The AFR 411 include:

- **Fannie Mae 2018 Loan Limits**
- **Freddie Mac 2018 Loan Limits**

This 411 supersedes the current guidelines outlined in the applicable Program Matrices.

In line with the Federal Housing Finance Agency (FHFA) announcement on November 28, 2017, both Fannie Mae and Freddie Mac announced the increase to the maximum base general/conforming and high-cost area limits on January 1, 2018.

Fannie Mae

Fannie Mae has issued Lender Letter [LL-2017-10](#) to confirm the general and high-cost area loan limits. The new loan limit in most of the country will be \$453,100, which represents a 6.8 increase over the 2017 limit. All but 71 counties will see a loan limit increase.

The new loan limits are effective for whole loans delivered to Fannie Mae and loans in MBS pools with issue dates on or after January 1, 2018.

The 2018 loan limits will be implemented in Desktop Underwriter (DU) Version 10.0 and Version 10.1 loan casefiles submitted (or resubmitted) on or after the weekend of December 9, 2017. The following Fannie Mae applications and tools will be updated as of January 1, 2018 to reflect the 2018 loan limits: Loan Delivery and EarlyCheck.

AFR will begin permitting submissions with the 2018 loan limits on or after December 9, 2017. All submissions must include DU with an Approve/Eligible recommendation showing the loan amount eligibility.

Freddie Mac

Freddie Mac [announced](#) in their Single-Family Update on November 28, 2017 that they are increasing the maximum base conforming and high-cost area loan limits on January 1, 2018.

Loan Product Advisor will be updated on December 3, 2017, however mortgages with the higher original loan amounts eligible under the 2018 loan limits must have Freddie Mac funding or settlement dates on or after January 1, 2018.

AFR will begin permitting submissions with the 2018 loan limits on or after December 3, 2017. All submissions must include LP with an Accept/Eligible recommendation showing the loan amount eligibility.