



December 11, 2017 | The AFR 411 2017-24

American Financial Resources, Inc.



Attention: AFR Lending Partners

Topics in this edition of The AFR 411 include:

- **FHA 2018 Loan Limits**
- **VA 2018 Loan Limits**

2018 Nationwide Forward Mortgage Limits (FHA)

In accordance with the National Housing Act, FHA's Forward Mortgage Limit is set at 115 percent of the area median home price, subject to a National minimum "floor" and maximum "ceiling" limit. The nationwide forward mortgage limit floor and ceiling for calendar year 2018 are \$294,515 and \$679,650, respectively for a one-unit property.

The new 2018 Title II forward mortgage loan limits are effective for case numbers assigned on or after January 1, 2018, and remain effective through December 31, 2018.

[FHA Mortgagee Letter 2017-16](#)

[Maximum Mortgage Limits 2018](#)

AFR will accept submissions with the 2018 loan limits on or after January 1, 2018. All submissions must include the FHA Case Number Assignment. **Reminder:** The county loan limits do not apply to Streamlines.

VA 2018 Loan Limits

VA's 2018 Loan Limits are the same as the Federal Housing Finance Agency's Limits. The 2018 Loan Limits are effective January 1, 2018.

[2018 Conforming Loan Limits](#)

AFR will accept submissions with applications dated on or after January 1, 2018 with these increased loan limits. **Reminder:** The county loan limits do not apply to IRRRLs.