LARRY HOGAN
Governor

BOYD K. RUTHERFORD
Lt. Governor

Kenneth C. Holt
Secretary

ELLINGTON CHURCHILL, JR.
Deputy Secretary

May 13, 2016

Directive 2016-07

TO: **ALL PARTICIPATING LENDERS**

SUBJECT: **INCOME LIMITS, MAXIMUM ACQUISITION COSTS AND FHA MAXIMUM MORTGAGE AMOUNTS FOR 2016**

The purpose of this Directive is to inform you that the Income Limits, Maximum Acquisition Costs and FHA Maximum Mortgage Amounts for 2016 are effective for Maryland Mortgage Program (MMP) loans **reserved on or after Monday, May 16, 2015**. This Directive will be uploaded to our website at http://mmp.maryland.gov/Lenders/Pages/Directives.aspx and also to Lender On-Line (under Program Documents/Single Family Housing Directives).

Income Limits: The Income Limits decreased in all counties.

Maximum Acquisition Costs: Maximum Acquisition Costs remained unchanged in Allegany, Anne Arundel, Baltimore City, Baltimore County, Caroline, Dorchester, Frederick, Harford, Howard, Montgomery, Prince George's, Queen Anne's, Somerset, Talbot and Wicomico Counties and decreased in Garrett, Kent, St. Mary's, Washington and Worcester Counties.

FHA Maximum Mortgage Amounts: In 12 of the 24 counties, the FHA Maximum Mortgage Amount exceeded $417,000, the Maximum Loan Amount for the MMP. In these counties, the FHA Maximum Mortgage Amount is capped at $417,000.

The "Income Limits and Maximum Acquisition Costs" chart is enclosed and will also be uploaded to our website at http://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx for the MMP and Lender On-Line (under Program Documents/Income and Purchase Price Limits).

These limits will be in effect until CDA publishes the new limits in 2017.

As always, we appreciate your continued participation in our programs. If you have any questions concerning this Directive or suggestions for improvements, please contact Vicki Jones at vicki.jones@maryland.gov or Ed Anthony at edward.anthony@maryland.gov .

Sincerely,

Maddy Ciulu

Maddy Ciulu, Deputy Director Single Family Housing