



LARRY HOGAN
Governor

BOYD K. RUTHERFORD
Lt. Governor

Kenneth C. Holt
Secretary

December 12, 2016

Directive 2016-20

TO: ALL PARTICIPATING LENDERS

SUBJECT: INCREASE IN FEDERAL HOUSING FINANCE AGENCY and FHA/VA MAXIMUM MORTGAGE AMOUNTS FOR 2017

The purpose of this Directive is to inform you that the Federal Housing Finance Agency (FHFA) and FHA/VA Maximum Mortgage Amounts for 2017 are increasing for the Maryland Mortgage Program (MMP).

On November 23, 2016, FHFA issued Lender Letter 2016-05 effective for whole loans **delivered** and mortgage loans **delivered** into MBS with pool issue dates on or after January 1, 2017. On December 1, 2016, FHA issued Mortgagee Letter 2016-20, effective for FHA case numbers **assigned** on or after January 1, 2017. VA's announcement, on their website, coincided with FHFA's on November 23, 2016 effective for VA case numbers **assigned** on or after January 1, 2017.

The new Maximum Loan Limit is increasing to **\$424,100**.

For additional information from FHFA please use the following link:

<https://www.fanniemae.com/singlefamily/loan-limits#>

For additional information from FHA please use the following link:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/lender/origination/mortgage_limits

For additional information from VA please use the following link:

http://www.benefits.va.gov/HOMELOANS/purchaseco_loan_limits.asp

NOTE: - For 12 of the 24 Maryland counties, the agency Maximum Mortgage Amount exceeds \$424,100. However for MMP, the Maximum Loan Amount is capped at \$424,100.

There is no change to the Income Limits or Maximum Acquisition Costs at this time. These will be in effect until the Community Development Administration 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 email **singlefamilyhousing.dhcd@maryland.gov**.

Sincerely,

Karl Metzgar

Karl Metzgar
Assistant Director / Operations Manager
Single Family Housing

