



LARRY HOGAN  
*Governor*

BOYD K. RUTHERFORD  
*Lt. Governor*

Kenneth C. Holt  
*Secretary*

Tony Reed  
*Deputy Secretary*

**December 11, 2017**

**Directive 2017-21**

**TO: ALL PARTICIPATING LENDERS**

**SUBJECT: INCREASE IN FEDERAL HOUSING FINANCE AGENCY and FHA/VA MAXIMUM MORTGAGE AMOUNTS FOR 2018**

The purpose of this Directive is to inform you that the Federal Housing Finance Agency (FHFA) and FHA/VA Maximum Mortgage Amounts for 2018 are increasing for the Maryland Mortgage Program (MMP).

On November 28, 2017, FHFA announced the Maximum Conforming Loan Limits are being increased for 2018 effective for whole loans **delivered** and mortgage loans **delivered** into MBS with pool issue dates on or after January 1, 2018. On December 7, 2017, FHA issued Mortgagee Letter 2017-16, effective for FHA case numbers **assigned** on or after January 1, 2018. VA's announcement, on their website, coincided with FHFA's on November 28, 2017 effective for VA case numbers **assigned** on or after January 1, 2018.

The new Maximum Loan Limit is increasing to **\$453,100**.

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](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](http://www.benefits.va.gov/HOMELOANS/purchaseco_loan_limits.asp)



**NOTE:** - For 11 of the 23 Maryland Counties and Baltimore City, the agency Maximum Mortgage Amount exceeds \$453,100. However for MMP, the Maximum Loan Amount is capped at \$453,100.

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 2018.

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

