



LARRY HOGAN
Governor

BOYD K. RUTHERFORD
Lt. Governor

Kenneth C. Holt
Secretary

Tony Reed
Deputy Secretary

July 13, 2018

Directive 2018-20

TO: **ALL PARTICIPATING LENDERS**

SUBJECT: **INCOME LIMITS, MAXIMUM ACQUISITION COSTS AND CDA MAXIMUM MORTGAGE AMOUNTS FOR 2018**

The purpose of this Directive is to inform you that the Income Limits, Maximum Acquisition Costs and FHA Maximum Mortgage Amounts for 2018 are effective for Maryland Mortgage Program (MMP) loans **reserved on or after July 13, 2018**.

Income Limits: The Income Limits increased in all counties with the exception of Talbot County.

Maximum Acquisition Costs: Maximum Acquisition Costs increased in Allegany, Calvert, Caroline, Cecil, Charles, Dorchester, Frederick, Garrett, Kent, Montgomery, Prince George's and Washington Counties.

CDA Maximum Mortgage Amounts: In 12 of the 24 counties the FHA Maximum Mortgage Amount exceeded \$453,100, however the Maximum Mortgage Loan Amount for the MMP is capped at \$453,100.

The "Income Limits, Maximum Acquisition Costs and Maximum Mortgage Amount" chart is enclosed and will also be uploaded to our website on this page:

<http://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx>

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



**PROGRAM LIMITS FOR 2018
INCOME LIMITS, MAXIMUM ACQUISITION COSTS & CDA MAXIMUM MORTGAGE**

COUNTIES & CITY	INCOME LIMITS			MAXIMUM ACQUISITION COSTS		CDA Maximum Mortgage Amounts (as of 7/13/18)
	Household Size	Non-Targeted	Targeted	Non-Targeted	Targeted	
Allegany County ¹	1 or 2		\$115,800		\$331,423	\$294,515
	3 or more		\$135,100			
Anne Arundel County ²	1 or 2	\$112,641	\$115,800	\$476,471	\$582,353	\$453,100
	3 or more	\$129,537	\$135,100			
Baltimore City ¹	1 or 2		\$115,800		\$582,353	\$453,100
	3 or more		\$135,100			
Baltimore County ²	1 or 2	\$112,641	\$115,800	\$476,471	\$582,353	\$453,100
	3 or more	\$129,537	\$135,100			
Calvert County	1 or 2	\$140,640		\$625,765		\$453,100
	3 or more	\$164,080				
Caroline County ¹	1 or 2		\$115,800		\$331,423	\$294,515
	3 or more		\$135,100			
Carroll County	1 or 2	\$112,641		\$476,471		\$453,100
	3 or more	\$129,537				
Cecil County	1 or 2	\$96,500		\$354,706		\$385,250
	3 or more	\$110,975				
Charles County	1 or 2	\$140,640		\$625,765		\$453,100
	3 or more	\$164,080				
Dorchester County ¹	1 or 2		\$115,800		\$331,423	\$294,515
	3 or more		\$135,100			
Frederick County ²	1 or 2	\$140,640	\$140,640	\$625,765	\$764,823	\$453,100
	3 or more	\$164,080	\$164,080			
Garrett County ¹	1 or 2		\$115,800		\$331,423	\$294,515
	3 or more		\$135,100			



COUNTIES & CITY	INCOME LIMITS			MAXIMUM ACQUISITION COSTS		CDA Maximum Mortgage Amounts (as of 7/13/18)
	Household Size	Non-Targeted	Targeted	Non-Targeted	Targeted	
Harford County ²	1 or 2	\$112,641	\$115,800	\$476,471	\$582,353	\$453,100
	3 or more	\$129,537	\$135,100			
Howard County	1 or 2	\$112,641		\$476,471		\$453,100
	3 or more	\$129,537				
Kent County ¹	1 or 2		\$115,800		\$331,423	\$294,515
	3 or more		\$135,100			
Montgomery County ²	1 or 2	\$140,640	\$140,640	\$625,765	\$764,823	\$453,100
	3 or more	\$164,080	\$164,080			
Prince George's County ²	1 or 2	\$140,640	\$140,640	\$625,765	\$764,823	\$453,100
	3 or more	\$164,080	\$164,080			
Queen Anne's County	1 or 2	\$112,641		\$476,471		\$453,100
	3 or more	\$129,537				
St. Mary's County	1 or 2	\$103,400		\$319,765		\$347,300
	3 or more	\$118,910				
Somerset County ¹	1 or 2		\$115,800		\$355,882	\$316,250
	3 or more		\$135,100			
Talbot County	1 or 2	\$96,500		\$352,589		\$382,950
	3 or more	\$110,975				
Washington County ²	1 or 2	\$96,500	\$115,800	\$271,165	\$331,423	\$294,515
	3 or more	\$110,975	\$135,100			
Wicomico County ²	1 or 2	\$96,500	\$115,800	\$291,176	\$355,882	\$316,250
	3 or more	\$110,975	\$135,100			
Worcester County	1 or 2	\$96,500		\$291,176		\$316,250
	3 or more	\$110,975				

(See notes below)



MAXIMUM LOAN AMOUNT: \$453,100, with the following exceptions:

- **For FHA loans, the lesser of \$453,100 or the “Program” FHA Maximum Mortgage Amount, plus the FHA Up Front Mortgage Insurance Premium (UFMIP)**
- **For VA, RHS and conventional loans, base loan amount plus VA funding fee, RHS guarantee fee or conventional single premium mortgage insurance may not exceed \$453,100**
- **Income limits for an RHS-guaranteed loan are the LESSER of the Maryland Mortgage Program Income Limits referenced above or the RHS Guaranteed Program Income Limits**

1 Entire jurisdiction is targeted - borrowers do not have to be first-time homebuyers

2 Jurisdiction contains certain targeted census tracts (refer to <http://mmp.maryland.gov/Pages/Property-Information.aspx> for information on Targeted Areas) in which borrowers do not have to be first-time homebuyers

