



LARRY HOGAN
Governor

BOYD K. RUTHERFORD
Lt. Governor

Kenneth C. Holt
Secretary

Tony Reed
Deputy Secretary

December 31, 2018

Directive 2018-29

TO: ALL PARTICIPATING LENDERS

SUBJECT: INCREASE IN FEDERAL HOUSING FINANCE AGENCY and FHA / VA MAXIMUM MORTGAGE AMOUNTS FOR 2019

The purpose of this Directive is to inform you that the Federal Housing Finance Agency (FHFA) and FHA / VA Maximum Mortgage Amounts for 2019 are increasing for the Maryland Mortgage Program (MMP).

On November 27, 2018, FHFA announced the Maximum Conforming Loan Limits are being increased for 2019 effective for whole loans **delivered** and mortgage loans **delivered** into MBS with pool issue dates on or after January 1, 2019. On December 14, 2018, FHA issued Mortgagee Letter 2018-11, effective for FHA case numbers **assigned** on or after January 1, 2019. VA's announcement on December 13, 2018 is effective for VA case numbers **assigned** on or after January 1, 2019.

The new Maximum Loan Limit is increasing to **\$484,350**.

For additional information from FHFA please use the following link:

<https://www.fhfa.gov/DataTools/Downloads/Pages/Conforming-Loan-Limits.aspx>

For additional information from FHA please use the following link:

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

For additional information from VA please use the following link:

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 \$484,350. However for MMP, the Maximum Loan Amount is capped at \$484,350.

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 sometime in mid-2019.

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

