

June 22, 2023

Directive 2023-07

TO: ALL PARTICIPATING LENDERS

SUBJECT: 2023 INCOME LIMITS AND MAXIMUM ACQUISITION COSTS FOR THE MARYLAND MORTGAGE PROGRAM

The purpose of this Directive is to inform you that the Income Limits and Maximum Acquisition Costs and for the Maryland Mortgage Program (MMP) are effective for reservations on or after June 22, 2023. The Maximum Loan Limits were updated in December 2022 (See Directive 2022-11) and included as such in the chart below.

Income Limits & Maximum Acquisition Costs: Please carefully review the chart as there are increases in all counties and Baltimore City for this year.

CDA Maximum Mortgage Amounts: In 5 of the 24 jurisdictions the FHA Maximum Mortgage Amount exceeded \$726,200; however, the Maximum Mortgage Loan Amount for the MMP is capped at \$726,200 (in line with US Bank's requirements to stay within the FHFA conforming loan limits).

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,

Maddy Ciulu

Maddy Ciulu
Director, Single Family Housing

**MARYLAND MORTGAGE PROGRAM LIMITS
2023 INCOME LIMITS, 2023 MAXIMUM ACQUISITION COSTS &
2023 CDA MAXIMUM MORTGAGE LIMITS**

COUNTIES & CITY	INCOME LIMITS <i>(effective 6/22/2023)</i>			MAXIMUM ACQUISITION COSTS <i>(effective 6/22/2023)</i>		CDA Maximum Mortgage Limits *** <i>(effective 12/2022)</i>
	Household Size	Non-Targeted	Targeted	Non-Targeted	Targeted	
Allegany County	1 or 2		\$149,400		\$588,104	\$472,030
	3 or more		\$174,300			
Anne Arundel County	1 or 2	\$124,500	\$149,400	\$644,756	\$788,035	\$632,500
	3 or more	\$143,175	\$174,300			
Baltimore City	1 or 2		\$149,400		\$788,035	\$632,500
	3 or more		\$174,300			
Baltimore County	1 or 2	\$124,500	\$149,400	\$644,756	\$788,035	\$632,500
	3 or more	\$143,175	\$174,300			
Calvert County	1 or 2	\$180,840		\$1,110,407		\$726.200
	3 or more	\$210,980				
Caroline County	1 or 2		\$149,400		\$588,104	\$472,030
	3 or more		\$174,300			
Carroll County	1 or 2	\$124,500		\$644,756		\$632,500
	3 or more	\$143,175				
Cecil County	1 or 2	\$124,500		\$539,250		\$529,000
	3 or more	\$143,175				
Charles County	1 or 2	\$180,840		\$1,110,407		\$726.200
	3 or more	\$210,980				
Dorchester County	1 or 2		\$149,400		\$588,104	\$472,030
	3 or more		\$174,300			
Frederick County	1 or 2	\$180,840	\$180,840	\$1,110,407	\$1,357,164	\$726.200
	3 or more	\$210,980	\$210,980			
Garrett County	1 or 2		\$149,400		\$588,104	\$472,030
	3 or more		\$174,300			

***NOTE...Mortgage Limits for CDA Loans are based on the lesser of the Maximum Acquisition Cost or the CDA Maximum Mortgage Amount.

**MARYLAND MORTGAGE PROGRAM LIMITS
2023 INCOME LIMITS, 2023 MAXIMUM ACQUISITION COSTS &
2023 CDA MAXIMUM MORTGAGE LIMITS**

COUNTIES & CITY	INCOME LIMITS			MAXIMUM ACQUISITION COSTS		CDA Maximum Mortgage Limits ***
	Household Size	Non-Targeted	Targeted	Non-Targeted	Targeted	
Harford County	1 or 2	\$124,500	\$149,400	\$644,756	\$788,035	\$632,500
	3 or more	\$143,175	\$174,300			
Howard County	1 or 2	\$124,500		\$644,756		\$632,500
	3 or more	\$143,175				
Kent County	1 or 2		\$149,400		\$588,104	\$472,030
	3 or more		\$174,300			
Montgomery County	1 or 2	\$180,840	\$180,840	\$1,110,407	\$1,357,164	\$726,200
	3 or more	\$210,980	\$210,980			
Prince George's County	1 or 2	\$180,840	\$180,840	\$1,110,407	\$1,357,164	\$726,200
	3 or more	\$210,980	\$210,980			
Queen Anne's County	1 or 2	\$124,500		\$644,756		\$632,500
	3 or more	\$143,175				
St. Mary's County	1 or 2	\$124,500		\$481,176		\$472,030
	3 or more	\$143,175				
Somerset County	1 or 2		\$149,400		\$588,104	\$472,030
	3 or more		\$174,300			
Talbot County	1 or 2	\$124,500		\$481,176		\$472,030
	3 or more	\$143,175				
Washington County	1 or 2	\$124,500	\$149,400	\$481,176	\$588,104	\$472,030
	3 or more	\$143,175	\$174,300			
Wicomico County	1 or 2	\$124,500	\$149,400	\$481,176	\$588,104	\$472,030
	3 or more	\$143,175	\$174,300			
Worcester County	1 or 2	\$124,500		\$481,176		\$472,030
	3 or more	\$143,175				

***NOTE...Mortgage Limits for CDA Loans are based on the lesser of the Maximum Acquisition Cost or the CDA Maximum Mortgage Amount.



WES MOORE
Governor
ARUNA MILLER
Lt. Governor
JACOB R. DAY
Secretary
OWEN McEVoy
Deputy Secretary

MAXIMUM LOAN AMOUNT: \$726,200 with the following exceptions:

- **For FHA loans, Base Loan Amount plus the FHA Up Front Mortgage Insurance Premium (UFMIP) may not exceed \$726,200**
- **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 \$726,200**
- **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**