



Loan Limits Are Increasing by 7.42% in 2021

November 24, 2020

In line with the Federal Housing Finance Agency (FHFA) [announcement](#), we're increasing our maximum base conforming and high-cost area loan limits on January 1, 2021.

FHFA's seasonally adjusted, house price index data indicate that house prices increased 7.42 percent, on average, between the third quarters of 2019 and 2020. Therefore, the baseline maximum conforming loan limit in 2021 will increase by the same percentage.

The following chart shows the maximum base conforming limits for 2021 for mortgages secured by properties not located in designated high-cost areas.

Number of Units	Maximum base conforming loan limits for properties NOT in Alaska, Hawaii, Guam and U.S. Virgin Islands		Maximum
	2021	2020	
1	\$548,250	\$510,400	\$1,054,500
2	\$702,000	\$653,550	\$1,404,000
3	\$848,500	\$789,950	\$1,697,950
4	\$1,054,500	\$981,700	\$2,036,200

Loan Limits for High-Cost Areas

For properties located in designated high-cost areas, we will purchase super conforming mortgages with original loan amounts up to the following limits' :

Number of Units	Maximum loan amount for properties NOT in Alaska, Hawaii, Guam and U.S. Virgin Islands		Maximum
	2021	2020	
1	\$1,054,500	\$981,700	\$2,036,200
2	\$1,404,000	\$1,307,400	\$2,811,400
3	\$1,697,950	\$1,579,900	\$3,277,850
4	\$2,036,200	\$1,963,400	\$4,000,000

Related Resources

[FHFA Press Release](#)

[FHFA web page on Conforming Loan Limits](#)

[FHFA Conforming Loan Limits FAQs](#) PDF

1	\$822,375	\$765,600	Not
2	\$1,053,000	\$980,325	
3	\$1,272,750	\$1,184,925	
4	\$1,581,750	\$1,472,550	

** Actual loan limits for certain high-costs areas, as determined by FHFA, may be lower than the maximum high-cost area limits identified above.*

***Similar to 2020, there are no counties in Alaska, Hawaii, Guam and the U.S. Virgin Islands with loan limits higher than the applicable base conforming limits for 2021. As a result, there are no super conforming limits specific to Alaska, Hawaii, Guam or the Virgin Islands for 2021.*

When originating super conforming mortgages, you must check the loan limits for the specific county where the property is located. The 2021 loan limits for high-cost areas are available on the FHFA [website](#).

Originating mortgages and taking out contracts before January 1, 2021

- We'll update Freddie Mac Loan Product Advisor® by December 13, 2020. However, mortgages meeting the higher 2021 limits are not eligible for sale to Freddie Mac until on or after January 1, 2021.
- Take advantage of our new Loan Limits API. When using the API, simply submit a request that includes the subject property address and you will receive a response that provides a scrubbed property address and the conforming loan limits for the corresponding county. Visit the [Freddie Mac Developer Portal](#) to learn more about how to begin integrating the Loan Limits API and our other APIs with your systems.
- Loan Selling Advisor® will be updated by December 13, 2020. If you plan to take out a contract in December 2020 with an expiration date (cash contract) or settlement date (guarantor contract) on or after January 1, 2021 and will be allocating a mortgage with an original loan amount eligible under the 2021 base conforming loan limits, but exceeding the 2020 loan limits, you must enter a 2021 date for the "Requested Settlement Date" field.

We'll update the Freddie Mac *Single-Family Seller/Service Guide* in December to reflect the 2021 loan limits.