



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING-  
FEDERAL HOUSING COMMISSIONER

**Date: December 14, 2018**

- To: All FHA-approved Mortgagees  
All Direct Endorsement Underwriters  
All FHA Roster Appraisers  
All FHA Roster Inspectors  
All FHA-approved 203(k) Consultants  
All HUD-approved Housing Counselors  
All HUD-approved Nonprofit Organizations  
All Governmental Entity Participants  
All Real Estate Brokers  
All Closing Agents

**Mortgagee Letter 2018-11**

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**Subject** 2019 Nationwide Forward Mortgage Limits

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**Purpose** The Federal Housing Administration (FHA) calculates forward mortgage limits based on the median house prices in accordance with the National Housing Act. FHA’s Single Family forward mortgage limits are set by Metropolitan Statistical Area (MSA) and county and are published periodically. FHA publishes updated limits effective for each calendar year. FHA sets these limits at or between the low-cost area and high-cost area limits based on the median house prices for the area.

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**Effective Date** Forward mortgage limits for calendar year 2019 are effective for case numbers assigned on or after January 1, 2019.

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**Requests for Local Increases (Appeals)** Any request for a change to high-cost-area loan limits must comply with the existing guidance in HUD Handbook 4000.1, Section II.A.2.a.ii (A). Such requests must be received by FHA’s Santa Ana Homeownership Center no later than January 14, 2019. Any changes in area loan limits because of valid appeals will be in effect retroactively for case numbers assigned on or after January 1, 2019.

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## Mortgagee Letter 2018-11, Continued

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**Affected Topics** This guidance will affect HUD’s Single Family Housing Policy Handbook 4000.1 (Handbook 4000.1), section II.A.2.a.ii(B) – *Low-cost Area*; section II.A.2.a.ii(C) – *High-cost Area*; and section II.A.2.a.ii(D) – *Special Exceptions for Alaska, Hawaii, Guam, and the Virgin Islands*.

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**Access to 2019 Limits** As stated in HUD Handbook 4000.1, Section II.A.2.a.ii, FHA forward mortgage limits for individual MSAs and counties are available on the internet at <https://entp.hud.gov/idapp/html/hicostlook.cfm>. In addition, downloadable text files with complete listings of all county loan limits are available at [http://www.hud.gov/pub/chums/file\\_layouts.html](http://www.hud.gov/pub/chums/file_layouts.html).

There are no jurisdictions with a decrease in loan limits from the 2018 levels. To enable Mortgagees to easily identify areas with loan limit increases, FHA has published a separate list of counties with loan limit increases. Mortgagees may view this list along with a list of areas at the ceiling and a list of areas between the floor and ceiling on the Maximum Mortgage Limits web page at [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sf/h/lender/origination/mortgage\\_limits](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sf/h/lender/origination/mortgage_limits).

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**4000.1 Single Family Housing Policy Handbook**

**Nationwide Mortgage Limits (II.A.2.a.ii(B))**

**Low-cost Area**

The FHA national low-cost area mortgage limits, which are set at 65 percent of the national conforming limit of \$484,350 for a one-unit property, are, by property unit number, as follows:

- One-unit: \$314,827
  - Two-unit: \$403,125
  - Three-unit: \$487,250
  - Four-unit: \$605,525
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## Mortgagee Letter 2018-11, Continued

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**4000.1 Single  
Family  
Housing  
Policy  
Handbook**

**Nationwide Mortgage Limits (II.A.2.a.ii(C))**

**High-cost Area**

The FHA national high-cost area mortgage limits, which are set at 150 percent of the national conforming limit of \$484,350 for a one-unit property, are, by property unit number, as follows:

- One-unit: \$726,525
  - Two-unit: \$930,300
  - Three-unit: \$1,124,475
  - Four-unit: \$1,397,400
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**4000.1 Single  
Family  
Housing  
Policy  
Handbook**

**Nationwide Mortgage Limits (II.A.2.a.ii(D))**

**Special Exceptions for Alaska, Hawaii, Guam, and the Virgin Islands**

Mortgage limits for the special exception areas of Alaska (AK), Hawaii (HI), Guam (GU) and the Virgin Islands (VI) are adjusted by FHA to account for higher costs of construction. These four special exception areas have a higher ceiling as follows:

- One-unit: \$1,089,787
  - Two-unit: \$1,395,450
  - Three-unit: \$1,686,700
  - Four-unit: \$2,096,100
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**Paperwork  
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## Mortgagee Letter 2018-11, Continued

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### Questions

For additional information on this ML, please visit [www.hud.gov/answers](http://www.hud.gov/answers) or call FHA's Resource Center at 1-800-CALLFHA (1-800-225-5342). Persons with hearing or speech impairments may reach this number via TTY by calling the Federal Relay Service at 1-800-877-8339.

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### Signature

Brian D. Montgomery  
Assistant Secretary for Housing –  
Federal Housing Commissioner

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