



FHA INFO 2023-96

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FHA 2024 Nationwide Single Family Forward and HECM Mortgage Limits

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FHA 2024 Nationwide Single Family Forward Mortgage Limits

Today, the Federal Housing Administration (FHA) published [Mortgagee Letter 2023-21](#), *2024 Nationwide Forward Mortgage Limits*, which provides the maximum mortgage limits for FHA-insured Title II forward mortgages. **These new loan limits are effective for case numbers assigned on or after January 1, 2024.**

FHA’s “floor” and “ceiling” loan limits will increase from \$472,000 and \$1,089,300 in Calendar Year (CY) 2023 to \$498,257 and \$1,149,825 [1] in CY 2024, respectively, for a one-unit property.

The following table lists the CY 2024 FHA loan limit thresholds for low-cost and high-cost areas:

Property Size	Low-Cost Area “Floor”	High-Cost Area “Ceiling”
One-Unit	\$498,257	\$1,149,825
Two-Units	\$637,950	\$1,472,250
Three-Units	\$771,125	\$1,779,525
Four-Units	\$958,350	\$2,211,600

Mortgagees may view the list of areas at the “ceiling” and areas with limits between the “floor” and “ceiling” — along with lists that can be sorted by state, county, or Metropolitan Statistical Area (MSA) or by calendar year — on the [Maximum Mortgage Limits](#) web page.

CY 2024 loan limits for FHA-insured Title II forward mortgages will be incorporated in a future version of the [Single Family Housing Policy Handbook 4000.1](#) (Handbook 4000.1).

[1]Alaska, Hawaii, Guam, and the U.S. Virgin Islands are subject to a higher “ceiling.” See Mortgagee Letter for details.

Read today's [press release](#) for more information.

FHA 2024 Nationwide Home Equity Conversion Mortgage Limits

Today, the Federal Housing Administration (FHA) published [Mortgagee Letter 2023-22, 2024, Nationwide Home Equity Conversion Mortgage \(HECM\) Limits](#), which provides the Calendar Year (CY) 2024 maximum claim amount for FHA-insured traditional HECM, HECM for purchase, and HECM-to-HECM refinances.

The maximum claim amount for FHA-insured HECMs for all areas, including Alaska, Hawaii, Guam, and the U.S. Virgin Islands, in CY 2024 will be \$1,149,825; 150 percent of the Federal Home Loan Mortgage Corporation's (Freddie Mac) national conforming limit of \$766,550. **This new maximum claim amount applies to case numbers assigned on or after January 1, 2024.**

The CY 2024 maximum claim amount for FHA-insured HECMs will be incorporated in a future version of the [Single Family Housing Policy Handbook 4000.1](#) (Handbook 4000.1).

Read today's [press release](#) for more information.

Need Support? Contact the FHA Resource Center.

- Visit our knowledge base to obtain answers to frequently asked questions 24/7 at www.hud.gov/answers.
- E-mail answers@hud.gov. Emails and phone messages will be responded to during normal hours of operation, 8:00 AM to 8:00 PM (Eastern), Monday through Friday on all non-Federal holidays.
- Call 1-800-CALLFHA (1-800-225-5342). Persons with hearing or speech impairments may reach this number by calling the Federal Relay Service at 1-800-877-8339.

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