



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING-  
FEDERAL HOUSING COMMISSIONER

**Date: December 9, 2015**

**To: All Approved Mortgagees**

**Mortgagee Letter 2015-29**

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**Subject** 2016 Nationwide Home Equity Conversion Mortgage (HECM) Limits

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**Purpose** The Federal Housing Administration's (FHA) Home Equity Conversion Mortgage (HECM) loan limits for Traditional HECM, HECM for Purchase, and HECM-to-HECM refinances are governed by the maximum claim amount limitation in sections 255(g) and 255(m) of the National Housing Act, which contains cross-references to section 305(a)(2) of the Federal Home Loan Mortgage Corporation Act (12 U.S.C. 1454)(a)(2)). FHA publishes updated limits effective for each calendar year.

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**Effective Date** The HECM loan limits transmitted by this Mortgagee Letter are effective for case numbers assigned on or after January 1, 2016.

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**HECMs - Loan Limits** For the period January 1, 2016 through December 31, 2016, the maximum claim amount for FHA-insured HECMs will remain \$625,500 (150 percent of Federal Home Loan Mortgage Corporation's (Freddie Mac) national conforming limit of \$417,000). This maximum claim amount of \$625,500 is also applicable to Freddie Mac's special exception areas: Alaska, Hawaii, Guam, and the Virgin Islands.

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# Mortgagee Letter 2015-29, continued

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**Questions**

Please address any questions about the topics addressed in this Mortgagee Letter to the FHA Resource Center at (800) 225-5342. Persons with hearing or speech impairments may reach this number via TTY by calling the Federal Relay Service at (800) 877-8339. For additional information on this Mortgagee Letter, please visit [www.hud.gov/answers](http://www.hud.gov/answers).

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**Information  
Collection  
Requirements**

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**Signature**

Edward L. Golding  
Principal Deputy Assistant Secretary for Housing

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