



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 2015-30

Subject 2016 Nationwide Forward Mortgage Limits

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.

For calendar year 2016, there are no changes to the low cost area and high cost area limits published in HUD Handbook 4000.1, *Single Family Policy Handbook*, in sections II.A.2.a.ii (B) – Low Cost Area, and II.A.2.a.ii (C) – High Cost Area. Also, there are no changes to Section II.A.2.a.ii (D) – Special Exceptions for Alaska, Hawaii, Guam, and the Virgin Islands.

Effective Date Forward mortgage limits for calendar year 2016 are effective for case numbers assigned on or after January 1, 2016.

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 8, 2016. Any changes in area loan limits as a result of valid appeals will be in effect retroactively for case numbers assigned on or after January 1, 2016.

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Access to 2016 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.

There are no jurisdictions with a decrease in loan limits from the 2015 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.

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

Information Collection Requirements

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2502-0059, 2502-0524 and 2502-0302. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Signature

Edward L. Golding
Principal Deputy Assistant Secretary for Housing
