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2023 Agency Area Median Income Limits

Truist Bank (Truist) announces the 2023 area median income (AMI) limits for LLPA waivers, Home Possible® and HomeReady® mortgages.

Effective Dates

- For determination of HomeReady®/Home Possible® eligibility:
 - Desktop Underwriter (DU®) will apply the 2023 AMI limits for all new DU loan casefiles created on or after June 12, 2023. For DU loan casefiles created prior to June 12, 2023, DU will continue to apply the 2022 AMI limits.
 - Loan Product Advisor® (LPA®) will apply the 2023 AMI limits for all loans submitted on or after June 8, 2023. For any re-submissions, the better of the 2022 or 2023 AMI limits will apply.
- For AMI LLPA Waiver eligibility:
 - Loans with application received dates prior to June 12 will use the 2022 AMI limits, and loans with application received dates on and after June 12 will be subject to the 2023 AMI limits for the purpose of applying the waiver.

*See below for more detail on effective dates.

Background Information

Freddie Mac's recent Single-Family News article and Fannie Mae's Selling Notice announced the 2023 AMI limits for Home Possible mortgage loans and Fannie Mae's Selling Notice announced 2023 AMI limits for HomeReady mortgage loans. These announcements also include AMI limits applicable to Agency LLPA waivers. In response to this publication, we identified the opportunity to align with Freddie Mac and Fannie Mae.

Bulletin Details

Freddie Mac 2023 Area Median Income Limits

For LPA loans, we align with Freddie Mac and implement the 2023 AMI limits for Home Possible mortgage loans and LLPA waivers. LPA will be updated on June 8, 2023, with the new 2023 AMI limits. Additionally, the [Home Possible Income & Property Eligibility tool](#) will be updated to support the new 2023 AMI limits.

No negative impact will occur to the existing pipeline of Home Possible loans. For your existing pipeline, LPA will assess eligible Home Possible mortgages against the previous and/or current year income limits, applying the **better** of the two year's limits.

Bulletin Details, continued

The following table outlines how LPA will determine which income limit to use:

Loan Product Advisor Determination of Income Limits	
<i>When the mortgage is submitted as a Home Possible Mortgage on and after June 8, 2023, and...</i>	<i>Then the following income limits are applied...</i>
The last submission before June 8, 2023 was also a Home Possible Mortgage, and income limits were met	The better of: <ul style="list-style-type: none"> • 2022 AMI at the “80% of AMI” limit; OR • 2023 AMI at the “80% of AMI” limit
<ul style="list-style-type: none"> • The mortgage is submitted for the first time • The Key Number cannot be identified, or • The last submission before June 8, 2023 was not submitted as Home Possible and/or did not meet the income eligibility limits 	<ul style="list-style-type: none"> • 2023 AMI at the “80% of AMI” limit

Comparison Between 2023 and 2022 AMI Limits

[Click here](#) to access a Freddie Mac comparison between the 2023 and 2022 AMI limits.

Fannie Mae 2023 Area Median Income Limits

For non-AUS and DU loans, we align with Fannie Mae and implement the 2023 AMI limits for LLPA waivers and HomeReady mortgage loans.

- For DU HomeReady loans, DU will apply the 2023 AMI limits for all new DU loan casefiles created on or after June 12, 2023. For DU loan casefiles created prior to June 12, 2023, DU will continue to apply the 2022 AMI limits.
- For non-AUS HomeReady loans, use the 2023 AMI limits for new loan applications taken on or after June 12, 2023.
- For AMI LLPA waivers, loans with application received dates prior to June 12 will use the 2022 AMI limits, and loans with application received dates on and after June 12 will be subject to the 2023 AMI limits for the purpose of applying the waiver.

As a reminder, to be eligible as a HomeReady mortgage, the total annual qualifying income may not exceed 80% of the AMI for the property’s location. Also, for determining Fannie Mae loan eligibility, you must refer to the AMIs that Fannie Mae provides and may not rely on other published versions (such as AMIs posted on huduser.org).

Bulletin Details, continued

Notes:

- No negative impact will occur to the existing pipeline of HomeReady applications due to the 2023 AMIs applying to new DU casefiles only.
- If the 2023 limit increased (in comparison to the 2022 limit) for a particular area, you can take advantage of this AMI increase for existing pipeline loans; however, a new DU casefile must be created.
- Fannie Mae will update their *Area Median Income Loan Lookup* tool with the HomeReady 2023 AMI limits on June 10, 2023. For reference to 2022 AMI limits, refer to the [Income Eligibility by Census Tract Lookup](#) (spreadsheet).

Former Guidelines

2022 AMI limits applied for AMI LLPA waiver, Home Possible and HomeReady mortgage loans.

Other Resources

Support Group	Description and Contact Information:
Correspondent Relations Coordinator	Specific questions on applying this procedure to specific loan files. Contact Correspondent Relations Coordinators at 800.382.2111, Option 1.
Product Support	Provides phone and email support on products, policies, and procedures as well as new product rollout and existing product enhancement. Contact Product Support at 800.382.2111, option 3.

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