

Alert

Update

Reminder

Clarification

Training  
Information

Preview

## Agency 2024 Area Median Income Limits

Truist Bank (Truist) announces the 2024 area median income (AMI) limits for HomeReady® mortgages, Home Possible® mortgages, and certain loan-level price adjustment (LLPA) waivers for Agency product offerings.

### Effective Dates

- For the determination of HomeReady eligibility:
  - Desktop Underwriter® (DU®) will apply the 2024 AMI limits to all new DU loan casefiles created on or after May 19, 2024. For loan casefiles created prior to May 19, 2024, DU will continue to apply the 2023 AMI limits.
  - For non-AUS loans, the 2024 AMI limits apply for new loan applications dated on or after May 19, 2024.
- For the determination of Home Possible eligibility:
  - Loan Product Advisor® (LPA<sup>SM</sup>) will apply the 2024 AMI limits to all loans submitted on or after May 19, 2024. For any resubmissions, the better of the 2023 or 2024 AMI limits will apply.
- For AMI and Duty to Serve LLPA Waiver eligibility:
  - For non-AUS, DU, and LPA loans with application received dates prior to May 19, 2024, the 2023 AMI limits will apply. Non-AUS, DU, and LPA loans with application received dates on or after May 19, 2024, will be subject to the 2024 AMI limits for the purpose of applying the waiver.

**Note:** See Bulletin Details for additional information related to effective dates.

### Background Information

Fannie Mae's recent Selling Notice announced the 2024 AMI limits for HomeReady mortgage loans and Freddie Mac Bulletin 2024-C announced the 2024 AMI limits for Home Possible mortgage loans. The updated AMIs are also used in determining eligibility for Agency AMI and Duty to Serve LLPA waivers. In response to these publications, we identified the opportunity to align with Fannie Mae and Freddie Mac.

### Bulletin Details

#### Fannie Mae 2024 Area Median Income Limits

For non-AUS and DU loans, we align with Fannie Mae and implement the 2024 AMI limits for HomeReady mortgage loans and for determining eligibility for Agency AMI and Duty to Serve LLPA waivers.

- For DU HomeReady loans, DU will apply the 2024 AMI limits for all new DU loan casefiles created on or after May 19, 2024. For DU loan casefiles created prior to May 19, 2024, DU will continue to apply the 2023 AMI limits.

## Bulletin Details, continued

### Fannie Mae 2024 Area Median Income Limits, continued

- For non-AUS HomeReady loans, use the 2024 AMI limits for new loan applications dated on or after May 19, 2024.
- For AMI and Duty to Serve LLPA waivers, non-AUS and DU loans with application received dates prior to May 19, 2024, will use the 2023 AMI limits, and non-AUS and DU loans with application received dates on and after May 19, 2024, will be subject to the 2024 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).

#### Notes:

- No negative impact will occur to the existing pipeline of HomeReady applications due to the 2024 AMIs applying to new DU casefiles only.
- Fannie Mae will update their [Area Median Income Loan Lookup Tool](#) with the 2024 AMI limits over the weekend of May 18, 2024, with an effective date of May 19, 2024. For reference to the 2023 AMI limits, refer to the [Income Eligibility by Census Tract Lookup](#) (spreadsheet).

### Freddie Mac 2024 Area Median Income Limits

For LPA loans, we align with Freddie Mac and implement the 2024 AMI limits for Home Possible mortgage loans and for determining eligibility for Agency AMI and Duty to Serve LLPA waivers. LPA will be updated on May 19, 2024, to reflect the 2024 AMI limits. In addition, the [Home Possible Income & Property Eligibility tool](#) will also be updated on May 19, 2024, to reflect the updated limits.

As a reminder, to be eligible as a Home Possible mortgage, the borrower's qualifying income converted to an annual basis must not exceed 80% of the AMI for the location of the mortgaged premises. Also, for determining Freddie Mac loan eligibility, you must refer to the AMIs that Freddie Mac provides and may not rely on other published versions (such as AMIs posted on huduser.org).

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

### Freddie Mac 2024 Area Median Income Limits, continued

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

Loan Product Advisor Determination of Home Possible Eligibility	
<i>IF the mortgage is submitted as a Home Possible Mortgage on or after May 19, 2024</i>	<i>THEN the following income limits are applied . . .</i>
For the following resubmissions: <ul style="list-style-type: none"> <li>The last submission before May 19, 2024, was also a Home Possible Mortgage, and</li> <li>The income limits were met</li> </ul>	The better of the following income limits: <ul style="list-style-type: none"> <li>2023 AMI limits at 80% of the AMI</li> </ul> <p style="text-align: center;"><b>OR</b></p> <ul style="list-style-type: none"> <li>2024 AMI limits at 80% of the AMI</li> </ul>
For the following submissions: <ul style="list-style-type: none"> <li>The mortgage is submitted for the first time</li> <li>The Key Number cannot be identified, or</li> <li>The last submission before May 19, 2024, was not submitted as Home Possible and/or did not meet the income eligibility limits</li> </ul>	2024 AMI limits at 80% of the AMI

For AMI and Duty to Serve LLPA waivers, LPA loans with application received dates prior to May 19, 2024, will use the 2023 AMI limits, and LPA loans with application received dates on and after May 19, 2024, will be subject to the 2024 AMI limits for the purpose of applying the waiver.

### Comparison Between the 2024 and 2023 AMI Limits

Except as outlined below, [click here](#) to access a Freddie Mac comparison between the 2024 and 2023 AMI limits.

**Note:** For the following counties in the states of Connecticut and Missouri, [click here](#) to access a Freddie Mac comparison between the 2024 and 2023 AMI limits:

- New London, Connecticut
- Windham, Connecticut
- Crawford, Missouri

### Former Standards

2023 AMI limits applied for HomeReady mortgage loans, Home Possible mortgage loans, and the determination of eligibility for Agency AMI and Duty to Serve LLPA waivers.

## Other Resources

Support Group	Description and Contact Information:
Correspondent Relationship Coordinator	Specific questions on applying this procedure to specific loan files. Contact your Correspondent Relationship Coordinator 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.

This information is for use by mortgage professionals only and should not be distributed to or used by consumers or other third parties. This is not for solicitation of sales. Information is accurate as of date of posting and is subject to change without current product details and lending procedure. Truist Bank does not guarantee or assume liability for any third-party products or services. Truist Bank is an Equal Housing Lender. ©2024 Truist Financial Corporation. Truist, Truist Purple and the Truist logo are service marks of Truist Financial Corporation. All rights reserved.