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Preview

2025 Loan Limits Increase

Truist Bank (Truist) is pleased to announce implementation of the increased 2025 Loan Limits.

Effective Date

See specific products outlined in the Bulletin Details section below for effective dates applicable to each product type.

Background Information

The Federal Housing Finance Agency (FHFA) recently announced an increase to the 2025 conforming loan limits. In response to this announcement, we are implementing the increased 2025 loan limits for all impacted products.

Bulletin Details

Agency Loan Limits

Effective Dates

The revised loan limits for Agency Products are effective for loans locked on or after December 16, 2024. For more details, refer to the subsequent topic “Fannie Mae Desktop Underwriter®(DU®) and Freddie Mac Loan Product Advisor®(LPASM) Implementation”.

Standard Agency, HomeReady®, Home Possible®, and Texas Equity Section 50(a)(6) Mortgage (1-unit only) Loans

The **maximum** general loan limits are as follows:

Agency General Maximum		
Units	2024	2025
1	\$766,550	\$806,500
2	\$981,500	\$1,032,650
3	\$1,186,350	\$1,248,150
4	\$1,474,400	\$1,551,250

Bulletin Details, continued

Agency Plus, Agency Plus Select (1-unit only), HomeReady® High Balance and Home Possible® High Balance Mortgage Loans

The **minimum high-balance** loan limits are as follows:

Agency High-Balance Minimum		
Units	2024	2025
1	\$766,551	\$806,501
2	\$981,501	\$1,032,651
3	\$1,186,351	\$1,248,151
4	\$1,474,401	\$1,551,251

Agency Plus, Agency Plus Select (1-unit only), HomeReady® High Balance and Home Possible® High Balance Mortgage Loans

The **maximum high-balance** loan limits are as follows:

Agency High-Balance Maximum		
Units	2024	2025
1	\$1,149,825	\$1,209,750
2	\$1,472,250	\$1,548,975
3	\$1,779,525	\$1,872,225
4	\$2,211,600	\$2,326,875

[Click here](#) for a complete listing of the 2025 maximum conforming limits for all counties and county equivalent areas in the country.

Reminder: See the applicable product description for geographic lending restrictions that continue to apply.

Fannie Mae Desktop Underwriter®(DU®) and Freddie Mac Loan Product Advisor®(LPASM) Implementation

- Fannie Mae applied the 2025 loan limits to DU loan casefiles submitted (or resubmitted) on or after the weekend of December 7, 2024.
- Freddie Mac implemented the 2025 loan limits in LPA on December 8, 2024.

Bulletin Details, continued

Note:

- DU and LPA loans submitted and underwritten through DU and LPA **prior** to the December 7 and December 8 timeframes referenced above, that receive an “Ineligible” recommendation due **only** to exceeding the 2024 loan limit, are acceptable for registration/lock/underwriting/closing if the loan amount complies with the applicable 2025 loan limit. Loans resubmitted after the December 7 and December 8 timeframe, will no longer receive an “Ineligible” recommendation due **only** to exceeding the 2024 loan limit.
- For CorrAdvantage Loans, when delivering your loan data to Truist in Freddie Mac’s Third Party Transaction Services (TPTS) functionality in Loan Selling Advisor®, please be advised that you may experience a hard edit on the loan amount, due to the significant increase in conforming loan limits that go into effect on January 1, 2025.

If that occurs, please email Freddie Mac’s Customer Support Contact Center at

delivery_support@freddiemac.com

In your email, please include:

1. Your Seller number
2. Your Seller Loan Identifier (SLI) number (Aggregator Loan Number)
3. The Critical Error message you are receiving

One of their knowledgeable representatives will help you clear the edit. Please allow up to one business day for them to complete the process

FHA Loan Limits

Effective Dates

The FHA Forward Loan Limits are available for case numbers assigned on or after January 2, 2025.

FHA Forward Loan Limits

The FHA national **low cost** area Mortgage limits are set at 65% of the national conforming limit of \$806,500 for a one-unit property. The FHA national **high cost** area Mortgage limits, are set at 150% of the national conforming limit of \$806,500 for a one-unit property The Mortgage limits are, by property unit number, as follows:

Bulletin Details, continued

FHA Conforming Mortgage Limits				
Units	Low Cost Area Limits 65% of conforming limits	Low Cost Area Limits 65% of conforming limits	High Cost Area Limits 150% of conforming limits	High Cost Area Limits 150% of conforming limits
	2024	2025	2024	2025
1	\$498,257	\$524,225	\$1,149,825	\$1,209,750
2	\$637,950	\$671,200	\$1,472,250	\$1,548,975
3	\$771,125	\$811,275	\$1,779,525	\$1,872,225
4	\$958,350	\$1,008,300	\$2,211,600	\$2,326,875

FHA Forward loan limits for individual MSAs and counties are available at [FHA Mortgage Limits](#).

FHA Jumbo Loan Amounts

FHA Jumbo Loan Product codes must be used when the base loan amount meets or exceeds the loan amounts in the table below.

FHA Jumbo Program		
Units	Jumbo Program Code began at:	Jumbo Program Code begins at:
	2024	2025
1	\$766,551	\$806,501
2	\$981,501	\$1,032,651
3	\$1,186,351	\$1,248,151
4	\$1,474,401	\$1,551,251

VA Loan Limits

Effective Dates

The VA Loan Limits are effective for new locks on or after December 16, 2024, for Veterans with full entitlement and Veterans with partial entitlement. Veterans with partial entitlement using the increased loan limits must close on or after January 1, 2025.

VA Conforming Loan Limits		
Units	2024	2025
1-4	\$766,550	\$806,500

Bulletin Details, continued

VA Jumbo Loan Limits

VA Jumbo Loan Limits		
Units	2024	2025
1-4	\$766,551-\$1,033,000	\$806,501-\$2,000,000

Key Loan Limits

As a result of the conforming loan limit increase, we are also increasing the minimum loan amount for the Key Loan Product.

Effective Dates

The revised loan limits are effective with new locks on or after December 16, 2024.

Key Loans

As a reminder, for Key Loan transactions (1-unit), the minimum loan amount is always one (\$1) dollar above the conforming loan limit. As a result of the conforming loan limit increase, we increase the minimum loan amount from \$766,551 to \$806,501.

RD Loan Limit

As a result of the conforming loan limit increase, we are also increasing the maximum loan amount for RD loans. For RD transactions, \$806,500 is the 2025 maximum loan limit.

Effective Dates

Revised loan limits are available for new locks on or after January 1, 2025.

Former Guidelines

Previously, the RD loan limit was \$766,550.

Before and After Matrix

[Click here](#) to see the before and after matrix that provides a detailed overview of all standard revisions.

Revised Material/Materials

Click [Agency Loan Standard](#), [Fannie Mae HomeReady® and Freddie Mac Home Possible® Mortgages Standard](#), [Texas Section 50\(a\)\(6\) Mortgages Standard](#), [The FHA 203\(b\) Loan Standard](#), and [Veterans Administration Loan Standard](#) to review the revised product materials.

Former Standards

See the before and after matrix provided in the Bulletin Details section of this bulletin to access the 2024 loan limits.

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.

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