



first community mortgage



WHOLESALE ANNOUNCEMENT 2023-26

June 5, 2023

Fannie Mae

Area Median Incomes 2023

Effective Date

Effective for all new DU loan casefiles created on or after June 12, 2023.

Guideline Updates:

Fannie Mae

Area Median Incomes 2023

- On June 12, 2023, the 2023 AMIs will be implemented in Desktop Underwriter ® (DU®) and published on [**Fannie Mae's website**](#). DU will apply the 2023 limits to new DU loan casefiles created on or after June 12, 2023. Loan casefiles created prior to June 12 will continue to use the 2022 limits.
- The 2023 AMI file includes a new definition for Duty to Serve “high-needs rural regions.” FHFA primarily intended for this definition to introduce the concept of a “colonia census tract” but it also made technical updates in other geographic regions that could change which loans qualify as high-needs rural. The Area Median Income Lookup Tool identifies the high-need rural census tracts.
- The Area Median Income Loan Lookup tool will be updated with the 2023 limits June 12, 2023.

Should you have any questions, please reach out to your Account Executive or Client Manager