



WHOLESALE ANNOUNCEMENT 2023-62

November 17, 2023

Conforming 1-Unit Loan Limit Increase



Effective Date

Friday, November 17th

Summary

FCM has increased conforming loan limits as follows:

	1 Unit	2-4 Units
Current Standard 2023 Loan Limits	\$726,200	\$726,200
FCM Expanded Standard Loan Limits	\$750,000	N/A

Restrictions

- 1-Unit Properties Only, 2-4 Units must follow 2023 standard conforming and high balance limits
- Conforming limits have been raised for all counties. High balance counties over \$726,200 will remain the same until further notice.
- Loan must close on or after 12/15/2023
- DU/LP Eligible
 - DU Approve/Ineligible only permitted due to loan amount exceeding 2023 limits
 - LP Accept/Ineligible only permitted due to loan amount exceeding 2023 limits
- Full Appraisal required; appraisal waivers not permitted
- Pricing available in Optimal Blue, new locks only¹

¹ **Important Note:** If you would like to take advantage of the 1-unit expanded limits on an already locked loan, please contact lockdesk@fcmpartners.com

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