



WHOLESALE ANNOUNCEMENT 2023-79

December 18, 2023

2024 FHA/VA Loan Limits



FHA

Effective Date

New case # files pulled on or after January 1, 2024¹

¹Locks accepted based on new loan limits will be available in Optimal Blue starting on Tuesday, January 2nd

Summary

FCM is pleased to announce 2024 FHA loan limits:

UNITS	2024 Low-Cost Area Floor	Conforming Limits	2024 High-Cost Area Maximum Ceiling
1	\$498,257	\$766,550	\$1,149,825
2	\$637,950	\$981,500	\$1,472,250
3	\$771,125	\$1,186,350	\$1,779,525
4	\$958,350	\$1,474,400	\$2,211,600

For additional information, please visit HUD's [FHA Mortgage Limits](#) site

VA

Effective Date

New locks on or after December 18, 2023

Summary

VA announced 2024 loan limits on December 1, 2023:

- Veterans with full entitlement, VA does not publish a maximum guaranty amount for loans greater than \$144,000
- Veterans with partial entitlement, the maximum guaranty amount is a percentage of the 2024 conforming loan limit
- VA loans over the 2024 conforming loan limits must be priced and locked as a VA Jumbo

For additional information, please see [VA Circular 26-23-26](#) or visit [VA's Home Loan Limits Webpage](#)

USDA

USDA does not publish maximum loan amount limits

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

