



WHOLESALE ANNOUNCEMENT 2025-5

January 23, 2025

Fannie Mae Update

Effective Date

Effective the weekend of January 25, 2025

Update:

Desktop Underwriter (DU) for government loans will be updated to support FHA and VA changes.

FHA Loan Limits

- FHA county loan limits are applied by the FHA TOTAL mortgage scorecard, so a DU update is not required for FHA's 2025 county loan limit updates.
- However, in cases where a property county cannot be determined, DU applies the FHA National Low Cost Area Limit, and the FHA National Low Cost Area Limit amounts will be updated in DU as part of this release to reflect the new values. In these cases, DU will display the 2024 limit on FHA loan casefiles submitted or resubmitted prior to the weekend of Jan. 25 where a property county cannot be determined, regardless of Agency Case Number assignment date. For FHA loan casefiles submitted or resubmitted on or after the weekend of Jan. 25 where a property county cannot be determined, DU will display the 2025 FHA National Low Cost Area Limit, regardless of Agency Case Number assignment date. Lenders are responsible for verifying that the correct limit is applied when determining eligibility.

VA 2025 County Loan Limit Changes

- The 2025 county loan limits are available on VA's website.
- VA loan casefiles submitted or resubmitted prior to the weekend of Jan. 25 will be underwritten using the 2024 VA county loan limits. All VA loan casefiles submitted or resubmitted on or after the weekend of Jan. 25 will be underwritten using the 2025 VA county loan limits. Because the 2025 VA county loan limits will not be implemented on the date they are in effect, lenders are responsible for ensuring that the correct VA county loan limit is applied to all VA loans underwritten through DU from Jan. 1 through Jan. 25.

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



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