

## 2009 General and High-Cost Area Loan Limits Now Available

Fannie Mae has issued Announcement 08-29, *Confirmation of Conventional Loan Limits for 2009*, to provide confirmation of our 2009 conforming loan limits. As provided by the Housing and Economic Recovery Act of 2008, both general loan limits and high-cost area loan limits are provided this year by our regulator, Federal Housing Finance Agency (FHFA). Responsibility for providing the loan limits is now with FHFA, not the Department of Housing and Urban Development (HUD) as in previous years. For reasons related to this transition, the loan limits are being released a few weeks earlier than usual.

There will be no changes to the maximum general loan limits for 2009. The same loan limits that applied in 2006, 2007, and 2008 will continue to apply to conventional mortgage loans that are delivered to us beginning January 1, 2009.

The 2009 Conforming Loan Limits for first mortgages are as follows:

Units	Contiguous States, District of Columbia, and Puerto Rico		Alaska, Guam, Hawaii, and the U.S. Virgin Islands	
	General	High-Cost*	General	High-Cost*
One	\$417,000	\$625,500	\$625,500	\$938,250
Two	\$533,850	\$800,775	\$800,775	\$1,201,150
Three	\$645,300	\$967,950	\$967,950	\$1,451,925
Four	\$801,950	\$1,202,925	\$1,202,925	\$1,804,375

\* The chart indicates the maximum loan limit for high-cost areas – note that each geographic area has its own specific high-cost area loan limits (refer to FHFA's News Release for details).

### High-Balance Loan Feature for High-Cost Areas

As previously announced, to help lenders serve high-cost areas, Fannie Mae is introducing the high-balance loan feature and broadly integrating high-balance loans into standard conforming business. For details, refer to [Announcement 08-27, Permanent High-Cost Area Loan Limits](#).

### Loan Limit Resources

Fannie Mae provides two resources to determine the loan limit for a specific area or address:

1. The loan limit lookup file shows the loan limits by state, county, and ZIP code.
2. The Loan Limit Geocoder™ provides loan limit information for specific addresses; the user can enter a single address or a batch file.

**Please note:** We will need a few days to update these tools with the 2009 loan limits that were just published. We expect to provide updated resources by November 17. In the meantime, follow the link below or from the [Loan Limits page](#) on eFannieMae.com to view the loan limits on FHFA's Web site.

For more details, read [Announcement 08-29, Confirmation of Conventional Loan Limits for 2009](#), or [FHFA's News Release](#) and for more information contact Dave Bohley ([david\\_bohley@fanniemae.com](mailto:david_bohley@fanniemae.com))