



UPDATED: 2023 CONVENTIONAL LOAN LIMITS ANNOUNCED

Primary Departments for Review: Loan Officers, Processors, Underwriters
Bulletin Date: November 29, 2022
Effective Date: January 1, 2023*
Pipeline Transition Time: Affects all loans currently in the pipeline*

INFORMATIONAL:

The Loan Limits for 2023 are as follows:

	Standard	High Balance
1-unit	\$726,200	\$1,089,300
2-units	\$929,850	\$1,394,775
3-units	\$1,123,900	\$1,685,850
4-units	\$1,396,800	\$2,095,200

Please see the Federal Housing Finance Agency website for a complete list by county: [FHFA County List](#).

Standard Balance Loan Amounts

***Supreme Lending will begin allowing loans to lock under the new standard loan limits for fixed rate loans immediately. ARMs will be available January 1, 2023.**

High Balance Loan Amounts

High Balance limits are published on a county-by-county basis. Program Finder requires the county list published by HUD in a data-ready format. This list is expected within the next few days. High Balance readiness will be announced in a forthcoming bulletin.

Non-Conforming Loan Amounts

Non-Conforming loans currently locked on a Non-Conforming loan program MAY NOT change to an Agency conforming loan program.

Non-Conforming investors generally do not begin enforcement of the *minimum loan amounts* until January 1, 2022. Announcements will be made as they are received from the Non-Conforming investors.

Automated Underwriting Systems

If Freddie Mac LPA and Fannie Mae DU have not been updated to the new loan limits by the closing date, loans may close as Approve/Ineligible, when the only reason for the Ineligibility is due to loan amount. A Communication will be sent when AUS systems have been updated for the new limits.

Bulletins are accessible in [Supreme Guidelines](#)



Please contact the Product Desk at Products@supremelending.com for questions.

Bulletins are accessible in [Supreme Guidelines](#)

