



## UPDATE: 2023 FHA LOAN LIMITS

The Department of Housing and Urban Development (HUD) announced that it will implement new FHA single-family loan limits effective for **case numbers assigned on or after January 1, 2023**. See [Mortgagee Letter 2022-20](#).

<b>Primary Departments for Review:</b>	Loan Officers, Processors, Underwriters
<b>Bulletin Date:</b>	December 1, 2022   <b>December 6, 2022</b>
<b>Effective Date:</b>	January 1, 2023
<b>Pipeline Transition Time:</b>	FHA loans with case numbers <b>assigned</b> on or after January 1, 2023

### INFORMATIONAL:

**December 6<sup>th</sup> Update:** Encompass tables have been updated to accept the new 2023 county loan limits. You may enter loan amounts up to the new limits. Program Finder will continue to enforce 2022 loan limits until January 1<sup>st</sup>. If you need to Quote or Lock under the new limits, contact the lock desk. They will review that an FHA Case Number *has not been ordered* and then manually Quote/Lock your loan. For request to change from High Balance to Standard program codes, the Lock Desk will review that the Estimated Closing date is *after January 1<sup>st</sup>*.

The current standard loan limit for areas where housing costs are relatively low **will increase to \$472,030** from \$420,680. The new national-ceiling loan limit for the very highest cost areas will also **change to \$1,089,300** from \$970,800.

The following table illustrates the loan limits for low cost and high-cost areas:

Property Size	Low-Cost Area "Floor"	High-Cost Area "Ceiling"
One Unit	\$472,030	\$1,089,300
Two Units	\$604,400	\$1,394,775
Three Units	\$730,525	\$1,685,850
Four Units	\$907,900	\$2,095,200

Areas are eligible for FHA loan limits above the national standard limit, and up to the national ceiling level, based on median area home prices. HUD's calculation for area limits is 115% of median home price.

HUD has announced the changes to county loan limits for Calendar Year 2023 (CY2023). Current and new FHA loan limits may be reviewed at the following link: <https://entp.hud.gov/idapp/html/hicostlook.cfm>

For the new limits, please select CY2023 from the dropdown list.

Bulletins are accessible in [Supreme Guidelines](#)



Limit Year: CY2023 ▾  
Last Revised: **CY2023**  
CY2022  
CY2021  
CY2020

Please contact the Product Desk at [Products@supremelending.com](mailto:Products@supremelending.com) for questions.

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