



IMPORTANT UPDATE BULLETIN 60-12022022

Issued to: All Channels
Date: December 2, 2022
Subject: 2023 Conventional Loan Limits
Effective: Immediately

CONVENTIONAL LOAN LIMIT INCREASE ALERT!

The Federal Housing Finance Agency (FHFA) has announced the new 2023 conventional loan limits. **Great news, GHMC is accepting locks at the new loan limits effective immediately at <https://ghmc.com>!**

New loan originations and existing pipeline loans are eligible subject to the following eligibility requirements:

- **Conventional Conforming and High Balance loan products are eligible**
- **New limits effective for loans delivered to Fannie Mae and Freddie Mac on or after January 1, 2023**
- **Fannie Mae DU system will be updated the weekend of December 3rd with the new loan limits**
 - **DU casefiles dated prior to December 3rd that receive an “Ineligible” response due ONLY to exceeding loan limits are acceptable** *(Not required to re-submit to DU to be eligible for the increased loan limits.)*
- **Freddie Mac LPA system’s will be updated on December 5, 2022**

Please contact GHMC for assistance as needed with eligible loans in your existing pipeline:

- Existing locked Conforming pipeline loans that qualify for a loan amount increase to be applied, contact rates@ghmc.com.

- Existing locked High Balance pipeline loans that may now qualify under the new conforming loan limit, contact rates@ghmc.com requesting product/price update.

For additional information, see Fannie Mae's Lender Letter (LL-2022-06)
<https://singlefamily.fanniemae.com/originating-underwriting/loan-limits> .

The high-cost area loan limits can be searched by county at this link:
<https://www.fhfa.gov/DataTools/Tools/Pages/Conforming-Loan-Limit-Map.aspx> .

Please contact your Account Executive for assistance.

We appreciate your business!