



MFM Bulletin: 030-2024

Date: December 2, 2024

Subject: Fannie Mae and Freddie Mac 2025 Conforming Loan Limits

Fannie Mae and Freddie Mac have announced the new 2025 conforming loan limits for both baseline and high-cost areas. The new limits will apply to loans delivered to Fannie Mae and Freddie Mac on or after January 1, 2025.

MFM will accept locks at the new limits on December 2, 2024. A minimum lock period of 30-days will be required. We anticipate our serviced released investor lock policies will align with the December 2nd date. However, some may delay implementation periods. Contact Secondary Marketing if you are unable to lock loans at the increased limits on or after December 2nd.

Desktop Underwriter (DU) will be updated during the weekend of December 7th. Loan Product Advisor (LPA) will be updated on December 8th.

First mortgage conforming loan limit values

The following table contains the baseline (also known as "general") loan limits for 2025.

Units	Baseline Loan Limits	
	Contiguous States, District of Columbia, and Puerto Rico	Alaska, Guam, Hawaii, and U.S. Virgin Islands
One	\$806,500	\$1,209,750
Two	\$1,032,650	\$1,548,975
Three	\$ 1,248,150	\$1,872,225
Four	\$1,551,250	\$2,326,875

The high-cost area loan limits are established for each county (or equivalent) and are published on [Fannie Mae's website](#) and on [FHFA's website](#). The following table contains the ceiling for the high-cost area limits for 2025.

Units	High-Cost Area Loan Limits*	
	Contiguous States, District of Columbia, and Puerto Rico	Alaska, Guam, Hawaii, and U.S. Virgin Islands
One	\$1,209,750	Not Applicable
Two	\$1,548,975	
Three	\$1,872,225	
Four	\$2,326,875	



Actual loan limits for certain high-cost areas, as determined by FHFA, may be lower than the maximum high-cost area loan limits identified. Loan limits per county can be found at <https://ami-look-uptool.fanniemae.com/>

Please contact the MFM Underwriting Dept. (underwriting@memberfirstmortgage.com) if you have any questions or concerns.

Thank you