

## CUSTOMER ANNOUNCEMENT

CA 2024-04 | December 5, 2024

### ► Conforming and Jumbo Loan Limits Increase, Effective Immediately

On November 26, the Federal Housing Finance Agency (FHFA) announced that the baseline conforming and high-balance loan limits for Fannie Mae and Freddie Mac will increase for loans delivered on or after January 1, 2025.

Effective immediately, Arch MI will support the new loan limits as detailed below.

#### **1-Unit Properties (SFA, SFD, Condos, Co-ops and Manufactured Housing) — All Occupancy Types EZ Decisioning<sup>SM</sup>:**

- Wherever our current maximum loan amount is \$766,550, the amount will increase to \$806,500.
- Wherever our current maximum loan amount is \$1,149,825, the amount will increase to \$1,209,750.

#### **Standard Underwriting Requirements:**

- Wherever our current maximum loan amount is \$766,550, the amount will increase to \$806,500.
- Wherever our current maximum loan amount is \$1,149,825, the amount will increase to \$1,209,750.
- Our jumbo loan amount range of \$1,149,826–\$2,000,000, will increase to \$1,209,751–\$2,000,000.

#### **2–4-Unit Primary Residences**

##### **EZ Decisioning and Standard Underwriting Requirements:**

- Wherever our current maximum loan amount for a 2-unit primary residence is \$1,472,250, the amount will increase to \$1,548,975, which is the high-cost 2-unit maximum.
- Wherever our current maximum loan amount for a 3-unit primary residence is \$1,186,350, the amount will increase to \$1,248,150, which is the baseline conforming 3-unit maximum.
- Wherever our current maximum loan amount for a 4-unit primary residence is \$1,474,400, the amount will increase to \$1,551,250, which is the baseline conforming 4-unit maximum.

#### **DU Approve/Ineligible or LPA Accept/Ineligible (For Loan Amount Only):**

Loans receiving a DU<sup>®</sup> Approve/Ineligible or an LPA<sup>SM</sup> Accept/Ineligible (for loan amount only) that were underwritten with DU or LPA prior to their system updates **and** are within Arch MI's new maximum loan amounts stated above will be eligible for insurance under Arch MI's EZ Decisioning program when all other underwriting requirements are met.

#### **Updates to Arch MI Underwriting Manual and Supporting Documents**

The Underwriting Manual and all supporting documents will be updated in January 2025.

#### **Clarification to Prior Customer Announcement CA 2024-03**

Lenders may continue to submit loans meeting the EZ Decisioning expanded baseline conforming, 1-unit loan limits of \$810,000 (\$1,215,000 for Alaska and Hawaii), announced in Customer Announcement [CA 2024-03](#) **through January 5, 2025, only.**

Loans must receive a DU Approve/Ineligible or a LPA Accept/Ineligible recommendation where the ineligibility is for the loan amount only. As a reminder, if a customer chooses to originate GSE eligible loans above the current FHFA loan limits, they are responsible for ensuring future salability to the GSEs, regardless of the MI decision.

If you have any questions about this announcement, contact your [Arch MI Account Manager](#).