



Selling Notice

May 22, 2018

HomeReady® Income Limits 2018

Area Median Income estimates (AMIs) are provided to Fannie Mae by our regulator, the Federal Housing Finance Agency. These AMIs are used in determining borrower eligibility for HomeReady mortgage loans.

On June 23, 2018, the 2018 HomeReady income limits will be implemented in Desktop Underwriter® (DU®) and published on our [website](#) for use with manually underwritten loans. DU will apply the 2018 limits to new DU loan casefiles created on or after June 23, 2018. Loan casefiles created prior to June 23 will continue to use the 2017 limits. For manually underwritten HomeReady loans, lenders are encouraged to use the 2018 limits immediately, but are required to use them for loans with application dates on or after August 1, 2018.

For loan casefile submitted or resubmitted on or after June 23, 2018, DU will also use the 2018 income limits and census tract designations when issuing the housing goals Observation messages.

Note that the AMI data in DU and on our website may differ from the median income estimates posted on the U.S. Department of Housing and Urban Development's website.