

Fannie Mae Historical Conventional Loan Limits

(Excludes Alaska, Hawaii, the U.S. Virgin Islands and Guam)

<u>Year</u>	<u>1 Unit</u>	<u>2 Units</u>	<u>3 Units</u>	<u>4 Units</u>	<u>Seconds</u>
1980	93,750	120,000	145,000	180,000	N/A ***
1981	98,500	126,000	152,000	189,000	98,500 ***
1982	107,000	136,800	165,100	205,300	107,000 ***
1983	108,300	138,500	167,200	207,900	108,300 ***
1984	114,000	145,800	176,100	218,900	57,000
1985	115,300	147,500	178,200	221,500	57,650
1986	133,250	170,450	205,950	256,000	66,625
1987	153,100	195,850	236,650	294,150	76,550
1988	168,700	215,800	260,800	324,150	84,350
1989	187,600	239,950	290,000	360,450	93,800
1990	187,450	239,750	289,750	360,150	93,725
1991	191,250	244,650	295,650	367,500	95,625
1992	202,300	258,800	312,800	388,800	101,150
1993	203,150	259,850	314,100	390,400	101,575
1994	203,150	259,850	314,100	390,400	101,575
1995	203,150	259,850	314,100	390,400	101,575
1996	207,000	264,750	320,050	397,800	103,500
1997	214,600	274,550	331,850	412,450	107,300
1998	227,150	290,650	351,300	436,600	113,575
1999	240,000	307,100	371,200	461,350	120,000
2000	252,700	323,400	390,900	485,800	126,350
2001	275,000	351,950	425,400	528,700	137,500
2002	300,700	384,900	465,200	578,150	150,350
2003	322,700	413,100	499,300	620,500	161,350
2004	333,700	427,150	516,300	641,650	166,850
2005	359,650	460,400	556,500	691,600	179,825
2006	417,000	533,850	645,300	801,950	208,500
2007	417,000	533,850	645,300	801,950	208,500
2008*G	417,000	533,850	645,300	801,950	208,500
2008*HC	729,750	934,200	1,129,250	1,403,400	208,500
2009*G	417,000	533,850	645,300	801,950	208,500
2009**HC	729,750	934,200	1,129,250	1,403,400	208,500
2010*G	417,000	533,850	645,300	801,950	208,500
2010**HC	729,750	934,200	1,129,250	1,403,400	208,500
2011*G	417,000	533,850	645,300	801,950	208,500
2011**HC	729,750	934,200	1,129,250	1,403,400	208,500
2011****HC	625,500	800,775	967,950	1,202,925	208,500
2012*G	417,000	533,850	645,300	801,950	208,500
2012**HC	729,750	934,200	1,129,250	1,403,400	208,500
2012****HC	625,500	800,775	967,950	1,202,925	208,500

Notes:

*Beginning in 2008, there are two sets of loan limits - "General" and "High-Cost". The "High-Cost" areas are determined by Fannie Mae's regulator, the Federal Housing Finance Agency (FHFA). The Economic Stimulus Act of 2008 temporarily increased the loan limits in high-cost areas. Then, the Housing and Economic Recovery Act (HERA) of 2008 permanently changed Fannie Mae's charter to expand the definition of a "conforming loan" to include "high-cost" areas on loans originated on or after January 1, 2009.

**Pursuant to the American Recovery and Reinvestment Act of 2009, beginning January 1, 2009 through December 31, 2009 Fannie Mae may purchase loans up to \$729,750 for a one-unit dwelling in designated high-cost areas. In October 2009, Congress extended the \$729,750 limit through the end of 2010. In September 2010, Congress extended the \$729,750 limit for loans originated on or before September 30, 2011. Please refer to FHFA's Web site or Fannie Mae's for the loan lookup table to see the limits by geographic location and origination date timeframes. The maximum "general" and "high-cost" limits in Alaska, Hawaii, U.S. Virgin Islands and Guam are 50% higher than the "general" and "high-cost" limits for the rest of the U.S.

*** Prior to 1984, second mortgage limits were the same as first mortgage limits. Subsequent legislation reduced the limits to 50% of first mortgage limits. Fannie Mae had no second mortgage program before 1981.

**** The "permanent" loan limits for HCAs established by HERA went into effect October 1, 2011 for loans purchased in 2011 and whose mortgage note date is on or after October 1, 2011.