

DU for Government Loans Release Notes

January 2019 Release

Dec. 20, 2018

During the weekend of Jan. 19, 2019, Desktop Underwriter® (DU®) for government loans will be updated to support the VA 2019 county loan limit changes, as well as minor system changes to support the new FHA 2019 loan limits.

NOTE: For ease of reference, this document generally uses the term “DU” to refer to “DU for government loans.”

VA 2019 County Loan Limit Changes

The new county loan limits are available on VA’s website at: http://www.benefits.va.gov/homeloans/purchaseco_loan_limits.asp

VA loan casefiles submitted or resubmitted prior to the weekend of Jan. 19, 2019 will be underwritten using the 2018 VA county loan limits. VA loan casefiles submitted or resubmitted on or after the weekend of Jan. 19, 2019 will be underwritten using the 2019 VA county loan limits.

NOTE: Because the 2019 VA county loan limits will not be implemented on the date they are in effect, lenders are responsible for ensuring that the correct VA county loan limit is applied for all VA loans underwritten through DU from Jan. 1 through Jan. 19, 2019.

FHA Loan Limits

FHA county loan limits are applied by the FHA TOTAL mortgage scorecard, so a DU update is not required for FHA’s 2019 county loan limit updates.

However, in cases where a property county cannot be determined, DU applies the FHA National Low Cost Area Limit, therefore the 2019 FHA National Low Cost Area Limit amounts will be included in DU as part of this release. In these cases, DU will display the 2018 limit on FHA loan casefiles submitted or resubmitted prior to the weekend of Jan. 19, 2019 where a property county cannot be determined, regardless of Agency Case Number assignment date. For FHA loan casefiles submitted or resubmitted on or after the weekend of Jan. 19, 2019 where a property county cannot be determined, DU will display the 2019 FHA National Low Cost Area Limit, regardless of Agency Case Number assignment date. Lenders are responsible for verifying that the correct limit is applied when determining eligibility.

Additional Resources

For additional information, please reference the documents and web sites listed below.

Document Name and Description	URL
Online HUD Handbook 4000.1	http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/handbook_4000-1
HUD Mortgagee Letters	http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/FHA_info_messages
FHA Mortgage Limits	https://entp.hud.gov/idapp/html/hicostlook.cfm
CHUMS Data Files	http://www.hud.gov/pub/chums/file_layouts.html



Document Name and Description	URL
FHA Resource Center: Contact Information and FAQs	http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/fharesourcectr
VA Lenders Handbook	https://benefits.va.gov/warms/pam26_7.asp
VA Circulars	http://www.benefits.va.gov/homeloans/new.asp
VA Loan Limits	http://www.benefits.va.gov/homeloans/loan_limits.asp
VA Regional Loan Centers: Contact Information	https://www.benefits.va.gov/homeloans/contact_rlc_info.asp

For More Information

More information can be found in the Help Center, which is accessed through the Desktop Originator® (DO®)/DU User Interface. Additionally, lenders may contact their Fannie Mae account team, and mortgage brokers should contact their DO sponsoring wholesale lender. For questions regarding VA policies and guidelines, lenders and mortgage brokers should contact their VA Regional Loan Center. For questions regarding HUD policies and guidelines, lenders and mortgage brokers should contact HUD at 1-800-CALL-FHA (1-800-225-5342).