

# Product Release

Information for Correspondent Lenders of SunTrust Bank  
December 28, 2018 • COR18-064



Alert

**Update**

Reminder

Clarification

Training  
Information

Preview

## FHA Loan Limits Announced

SunTrust Bank (SunTrust) is pleased to announce an increase to 2019 Loan Limits for Federal Housing Administration (FHA) transactions.

### Effective Dates

The FHA Nationwide Forward loan limits are available for case numbers assigned on or after January 2, 2019.

### Background Information

The Federal Housing Finance Agency (FHFA) and FHA recently announced 2019 loan limits. In response to this announcement, SunTrust aligns with FHA guidelines and implements increased 2019 loan limits

### Bulletin Details

#### FHA National Forward Loan Limits

The FHA national low cost area Mortgage limits are set at 65% of the national conforming limit of \$484,350 for a one-unit property. The Mortgage limits are, by property unit number, as follows:

- \$314,827 for one-unit properties
- \$403,125 for two-unit properties
- \$487,250 for three-unit properties
- \$605,525 for four-unit properties

The FHA national high cost area Mortgage limits, are set at 150% of the national conforming limit of \$484,350 for a one-unit property. The Mortgage limits are, by property unit number, as follows:

- \$726,625 for one-unit properties
- \$930,300 for two-unit properties
- \$1,124,475 for three-unit properties
- \$1,397,400 for four-unit properties

FHA Forward loan limits for individual MSAs and counties are available at [FHA Mortgage Limits](#).

#### Revised Materials

Click [The FHA 203b Loan Program](#) to review revised materials.

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## Former Guidelines

### FHA National Forward Loan Limits

The FHA national low cost area Mortgage limits are set at 65% of the national conforming limit of \$453,100 for a one-unit property. The Mortgage limits are, by property unit number, as follows:

- \$294,515 for one-unit properties
- \$377,075 for two-unit properties
- \$455,800 for three-unit properties
- \$566,425 for four-unit properties

The FHA national high cost area Mortgage limits, are set at 150% of the national conforming limit of \$453,100 for a one-unit property. The Mortgage limits are, by property unit number, as follows:

- \$679,650 for one-unit properties
- \$870,225 for two-unit properties
- \$1,051,875 for three-unit properties
- \$1,307,175 for four-unit properties

## Other Resources

| Support Group                       | Description and Contact Information:   |
|-------------------------------------|--|
| Correspondent Relations Coordinator | Specific questions on applying this procedure to specific loan files. Direct contact information for each correspondent relations coordinator is located in General Section 1.01: The Correspondent Division |
| Product Support                     | Provides phone and email support on products, policies, and procedures as well as new product rollout and existing product enhancement. Contact Product Support at 800.382.2111, option 3.                   |

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