

## Bulletin 24-33

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### Fannie Mae and Freddie Mac Increased Conforming Loan Amount for 2025

In anticipation of the FHFA release of the 2025 loan limits, Homebridge is increasing the maximum conforming loan amount to \$802,650 effective immediately.

The following eligibility requirements apply:

- Fannie Mae and Freddie Mac transactions **ONLY** (purchase and refinance)
- **1-unit** owner-occupied, second home, and investment properties, including condos (2-4 units **ineligible**)
- Hawaii and Alaska transactions: The maximum conforming 1-unit loan amount is \$1,203,975
- An “Approve/Ineligible” DU Finding or an “Accept/Ineligible” LPA Finding are eligible as long as the “ineligible” is due to the **loan amount only**
- The Note date for the transaction must be dated **on or after November 4, 2024**
- The first payment date for the new loan **must be January 1, 2025 or later** (interest credits are not allowed)

There is **no change** to the current high balance/super conforming loan limits. **Loans currently locked as a high balance/super conforming OR as a Jumbo transaction are not eligible; those transactions must remain as currently locked**

The new conforming loan limits detailed above are available for new submissions **AND** loans currently locked in the pipeline.

#### **New Submissions:**

- A manual lock is required. Brokers must complete the Manual Lock Request form and email it to the lock desk at [locks@homebridge.com](mailto:locks@homebridge.com). The Lock Request form is located on the Forms page of the Homebridge website at [www.HomebridgeWholesale.com](http://www.HomebridgeWholesale.com)

#### **Pipeline Transactions:**

- Brokers that wish to take advantage of the new, higher conforming loan amount for an existing, locked 1-unit FNMA/FHLMC pipeline transaction should contact their Account Executive.

If you have any questions, please contact your Account Executive