



IMPORTANT UPDATE

BULLETIN 55-11302023

Issued to: All Channels
Date: November 30, 2023
Subject: FHA 2024 Nationwide Single Family Forward Mortgage Limits
Effective: January 1, 2024

The Federal Housing Administration (FHA) has published [Mortgagee Letter 2023-21](#), *2024 Nationwide Forward Mortgage Limits*, which provides the maximum mortgage limits for FHA-insured Title II forward mortgages. **These new loan limits are effective for case numbers assigned on or after January 1, 2024.**

FHA's "floor" and "ceiling" loan limits will increase from \$472,000 and \$1,089,300 in Calendar Year (CY) 2023 to \$498,257 and \$1,149,825 [1] in CY 2024, respectively, for a one-unit property.

The following table lists the CY 2024 FHA loan limit thresholds for low-cost and high-cost areas:

Property Size	Low-Cost Area "Floor"	High-Cost Area "Ceiling"
One-Unit	\$498,257	\$1,149,825
Two-Units	\$637,950	\$1,472,250
Three-Units	\$771,125	\$1,779,525
Four-Units	\$958,350	\$2,211,600

Mortgagees may view the list of areas at the "ceiling" and areas with limits between the "floor" and "ceiling" — along with lists that can be sorted by state, county, or Metropolitan Statistical Area (MSA) or by calendar year — on the [Maximum Mortgage Limits](#) web page.

Please reach out to your Account Executive with any questions or concerns.

This bulletin, and all other GHMC issued bulletins, are also posted in the Resource Center in the Bulletins folder.

We appreciate your business!