

To: CHFA Participating Lenders
From: CHFA Homeownership
Subject: **CHFA 2025 Loan Limits**

The Federal Housing Finance Agency (FHFA) recently announced the Conforming Loan Limits for mortgages to be acquired by Fannie Mae and Freddie Mac (the Enterprises) in 2025. These new loan limits will be effective for whole loans *delivered* and mortgage loans *delivered* into MBS with pool issue dates on or after January 1, 2025.

CHFA will implement these increased loan limits, in accordance with the above, on its Conventional and USDA Loan Programs.

The FHFA Conforming Loan Limits will also apply to VA loans without full entitlement for loans *closed* on or after January 1, 2025.

On November 26, 2024, FHA published Mortgagee Letter 2024-21, 2025 National Forward Mortgage Limits for case numbers assigned on or after January 1, 2025.

CHFA will implement these increased loan limits, in accordance with Mortgagee Letter 2024-21, on its FHA Loan Program.

- **The CHFA Sales Prices Limits will not be impacted by the FHFA Conforming Loan Limits established for 2025 as the CHFA Sales Price limits currently in effect contain a \$650,000 maximum limit.**

All questions regarding this Bulletin should be directed to Lisa Hensley at lisa.hensley@chfa.org or Carolyn Christensen at carolyn.christensen@chfa.org