

# What's New

## A summary of recent and upcoming changes:

### Updates

The [Federal Housing Finance Agency \(FHFA\)](#) recently announced the 2019 Maximum Conforming Loan Limits for Fannie Mae and Freddie Mac will increase. The 2019 maximum loan limit for one-unit properties will increase to \$484,350 from \$453,100. High-Cost Area Loan Limits will also be increasing.

#### 2019 Conforming Loan Limits Table

##### Loan Limits Comparison 2018 – 2019

Units	2018 General Loan Limits	2019 General Loan Limits	2019 General Loan Limits for Hawaii	2018 High-Cost Loan Limits	2019 High-Cost Loan Limits
One	\$453,100	\$484,350	\$726,525	\$679,650	\$726,525
Two	\$580,150	\$620,200	\$930,300	\$870,225	\$930,300
Three	\$701,250	\$749,650	\$1,124,475	\$1,051,875	\$1,124,475
Four	\$871,450	\$931,600	\$1,397,400	\$1,307,175	\$1,397,400

Effective immediately, loanDepot Wholesale (LDW) will start accepting the new 2019 GSE Conforming Loan Limits. Until the new loan limits are available in our Broker Portal, please utilize the following interim exception process:

#### Prior to Submission/Pre-Lock:

1. Run product and pricing in LDW's Broker Portal with the **current 2018** loan limits.
2. Contact your **Account Executive** with your loan limit change request. They will work with our internal Operations team to update your file to the correct loan amount prior to submission.

#### After Submission (Existing Pipeline):

1. Contact your **Account Executive** with your loan limit change request. They will work with our internal Operations team to update your file to the correct loan amount.

#### Agency Guidance

##### Fannie Mae DU Implementation ([Lender Letter 2018-05](#))

The 2019 loan limits will be applied to DU Version 10.2 and DU Version 10.3 loan casefiles submitted (or resubmitted) on or after the weekend of December 8, 2018.

**Note:** Loan casefiles underwritten through DU prior to December 8, 2018 that received an **Ineligible** recommendation due only to exceeding the 2018 loan limit will be acceptable and will not require a manual underwrite.

- The loan casefile does not have to be resubmitted to DU if the loan amount complies with the applicable 2019 loan limit.

### 2019 Loan Limits

	<p><b>Freddie Mac LPA Implementation</b></p> <p>The 2019 loan limits will be applied to LPA on December 1, 2018. <b>Note: Originations with the 2019 loan limits can begin immediately.</b></p> <p><b>Note:</b> The above guidance applies to the new GSE Conforming Loan Limits only. <b>A separate announcement will be published on changes to FHA and VA Loan Limits.</b></p> <p><i>For questions or assistance, please contact your Account Executive.</i></p>																																				
<p><b>Disaster Update- California Wildfires</b></p>	<p>loanDepot Wholesale has been monitoring the California Wildfires. The Camp Fire (<i>Butte County</i>) and Woolsey Fire (<i>Los Angeles and Ventura Counties</i>) have been 100% contained. The following processes are in place for properties in impacted areas:</p> <p><b>Conventional Loans</b></p> <ul style="list-style-type: none"> <li>○ Fundings have resumed for <i>Butte, Los Angeles, and Ventura Counties</i>.</li> <li>○ All files in impacted zip codes (listed below) have been conditioned appropriately based on requirements for properties in <a href="#">FEMA declared areas</a>.</li> </ul> <p><b>FHA Loans</b></p> <ul style="list-style-type: none"> <li>○ Re-inspections are required, however cannot be ordered until FEMA issues a Disaster End Date.</li> <li>○ Funding exception requests can be submitted through your Account Manager.</li> </ul> <p><b>Impacted Zip Codes</b></p> <p><b>Note:</b> 90272, 91303, and 91306 (<i>Los Angeles County</i>) and 93012, 93021 (<i>Ventura County</i>) have been removed from table.</p> <table border="1" data-bbox="495 1249 1356 1801"> <thead> <tr> <th>Butte County</th> <th>Los Angeles County</th> <th>Ventura County</th> </tr> </thead> <tbody> <tr><td>95916</td><td>90263</td><td>91320</td></tr> <tr><td>95928</td><td>90265</td><td>91360</td></tr> <tr><td>95938</td><td>90290</td><td>91361</td></tr> <tr><td>95954</td><td>91301</td><td>91362</td></tr> <tr><td>95965</td><td>91302</td><td>91377</td></tr> <tr><td>95969</td><td>91304</td><td>93063</td></tr> <tr><td>95978</td><td>91307</td><td>93064</td></tr> <tr><td></td><td>91311</td><td>93065</td></tr> <tr><td></td><td>91364</td><td></td></tr> <tr><td></td><td>91367</td><td></td></tr> <tr><td></td><td>91371</td><td></td></tr> </tbody> </table>	Butte County	Los Angeles County	Ventura County	95916	90263	91320	95928	90265	91360	95938	90290	91361	95954	91301	91362	95965	91302	91377	95969	91304	93063	95978	91307	93064		91311	93065		91364			91367			91371	
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<b>Required State Disclosures</b>	The <a href="#">Broker State Disclosure Matrix</a> was updated reflect the addition of the HI Public Notice disclosure
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