

Friday, October 15, 2021

Bulletin #2021-AC-038

## NOTICE TO ALL CUSTOMERS

### Updates to Conventional Loan Limits

**Effective Monday, October 18, 2021**, FLCBank will accept loan applications with increased loan limits for all conventional products except for the RefiNow. Please note that loan limit changes are for conventional conforming loans only. Changes to FHA, VA, and USDA loan limits and FLCBank's acceptance of loans with increased limits will be announced at a later date.

DU Approve/Ineligible and LPA Accept/Ineligible decisions will be permitted for conventional conforming loans, when the "Ineligible" result is solely due to the loan amount being in excess of the 2021 limits. The loan can close no earlier than the GSE's confirmation of below loan limits which are anticipated to be announced late in November.

Appraisal waivers are not permitted when the loan amount is above \$548,250 regardless of the DU/LPA decision; therefore, FLCBank will require a full Appraisal.

Updated Standard Conforming Loan Limits	
Number of Units	Continental U.S Loan Limits 2021
One	\$625,000
Two	\$800,250
Three	\$967,250
Four	\$1,202,000

Note: There are no changes to the loan limits in Alaska and Hawaii.

### IMPORTANT: Temporary work around for pricing

Pricing engines may not reflect the updates for the above loan limits. Therefore, the FLCBank's website should be utilized for pricing and locking. Loan amounts in excess of current conventional limits and the estimated new limits detailed above need to be registered and/or locked under the Conventional High Balance product code (**CJB30**). FLCBank has added a LLPA improvement of .625 to our high balance pricing until such time that the new loan amounts are confirmed.

To access our most recently updated Temporary Policies Related to COVID-19 (version 43) please [click here](#).