

Monday, December 2, 2024

Bulletin #2024-AC-036

NOTICE TO ALL CUSTOMERS**New Government Loan Limits for 2025**

Great News! **Effective Tuesday, December 3, 2024**, FLCBank is accepting new loan applications for FHA, USDA and VA loans utilizing 2025 Loan Limits.

2025 FHA Loan Limits

FHA announced via [Mortgage Letter 2024-21](#) the new loan limits for 2025 effective with FHA Case Numbers assigned/dated on or after January 1, 2025.

Customers may submit FHA loans using 2025 loan limits as long as the **case number is dated on or after January 1, 2025**.

- FHA's Low-Cost Area Limits for 1-Unit Properties are increasing from \$498,257 to \$524,225.
- FHA's High-Cost Area Limits for 1-Unit Properties are increasing from \$1,149,825 to \$1,209,750.

2025 FHA Loan Limits

Low-Cost Area Loan Limits	
Number of Units	Continental U.S Loan Limits 2025
One	\$524,225
Two	\$671,200
Three	\$811,275
Four	\$1,008,300

High-Cost Area Loan Limits	
Number of Units	Continental U.S Loan Limits 2025
One	\$1,209,750
Two	\$1,548,975
Three	\$1,875,225
Four	\$2,326,875

Important: Information regarding when the AUS will be updated to recognize the new 2025 FHA loan limits for government loans will be communicated once the information becomes available.

2025 USDA Loan Limits

There has been no announcement from the Rural Housing Agency regarding 2025 loan limits. We anticipate the limits for 2025 will be based on the Federal Housing Finance Agency (FHFA) limit for 1-Unit Conforming Loan Amount (\$806,500) which becomes effective **January 1, 2025**.

2025 VA Loan Limits

The Department of Veterans Affairs has not yet announced the 2025 loan limits. Since VA removed the conforming loan limit maximum cap for the guaranty on mortgages for Veterans with full entitlement through the Blue Water Navy Vietnam Veterans Act, you may immediately submit VA loans under the new loan limits to FLCBank as long as the **loan closes on or after January 1, 2025**.

- For Veterans with Full Entitlement: The maximum total VA loan amount available at FLCBank remains at \$1.5 MM.
- For Veterans with Partial Entitlement: FLCBank will apply the new 2025 loan limit for 1-Unit Property (\$806,500) to calculate the amount of maximum guaranty for Veterans whose entitlement has not been restored for VA.

If you have any questions, please contact your [Account Executive or Client Relations Representative](#).

Please reference full product guidelines posted on the FLCBank website at www.flcbmtg.com. All products are subject to credit and property approval. Program terms and conditions are subject to change without notice. Not all products are available in all states for all dollar amounts. Other restrictions and limitations apply. FLCBank is a registered trademark of Florida Capital Bank, N.A. Member FDIC NMLS 790396 Equal Housing Lender. FLCBank 10151 Deerwood Park Blvd. Bldg. 100, Suite 200, Jacksonville, FL 32256 1.866.295.0014