

NEWSFLASH

Important information: Please read immediately



Date: 11/10/08

Topics in this newsflash include:

- Agency 2009 loan limits
- FHA 2009 loan limits

Agency 2009 Loan Limits

OFHEO has published the Fannie/Freddie 2009 loan limits which remain at \$417,000. Only one county in CT (Fairfield County) is determined high cost, therefore, will have a higher loan limit of \$511,750. These loan limits supercede the temporary loan limits that were passed with the Economic Stimulus package and are effective with all closings on or after December 15, 2008. All loan sizes in excess of \$417,000 will continue to be priced as the Agency Jumbo.

FANNIE MAE & FREDDIE MAC 2009 LIMITS

County Name	State	One-Unit Limit
Fairfield County	CT	\$511,750
Hartford County	CT	\$417,000
Litchfield County	CT	\$417,000
Middlesex County	CT	\$417,000
New Haven County	CT	\$417,000
New London County	CT	\$417,000
Tolland County	CT	\$417,000
Windham County	CT	\$417,000

FHA 2009 loan limits

FHA has published the loan limits effective for all loans which have credit approval on or after Jan 1, 2009. These limits supercede the temporary loan limits that were passed with the Economic Stimulus package. The loan limits are based on 115% of the median house price index in each county as determined by HUD not to exceed 150% of the Fannie/Freddie loan limits for 2009. Due to declining property values, four counties (Hartford, Middlesex, New London, & Tolland) have slightly lower loan limits than 2007. Only one county in CT (Fairfield county) is determined high cost. All loans in excess of \$362,790 will continue to be priced as FHA JUMBO.

FHA 2009 LIMITS

County Name	State	One-Unit Limit
Fairfield County	CT	\$511,750
Hartford County	CT	\$320,850
Litchfield County	CT	\$357,650
Middlesex County	CT	\$320,850
New Haven County	CT	\$305,900
New London County	CT	\$280,600
Tolland County	CT	\$320,850
Windham County	CT	\$271,400