

# Product Support Bulletin

Information for Correspondent Lenders of SunTrust Mortgage, Inc.  
December 26, 2014 • COR14-121



Alert

Update

Reminder

Clarification

Training  
Information

Preview

## 2015 FHA Maximum Loan Limits

SunTrust Mortgage is adopting the recently announced 2015 Maximum Loan Limits, issued by the Federal Housing Administration (FHA), beginning on January 1, 2015.

### Intended Audience

Origination Processing	Secondary Marketing	Underwriting	Closing Delivery Funding	Compliance Legal	Other
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### Effective Dates

**Friday, January 2, 2015**  
The 2015 FHA maximum loan limits are effective for new locks on and after this date.

### Background Information

On December 5, 2014, FHA published Mortgagee Letter (ML) 2014-25 announcing the loan limits for 2015.

### Bulletin Details

#### 2015 FHA Maximum Loan Limits

The chart below shows the 2015 FHA floor and ceiling loan limits. There are no areas with decreased loan limits from the 2014 loan levels.

2014 FHA Mortgage Limits		
Units	Floor Limits	Maximum Ceiling Limits
One Unit	\$271,050	\$625,500
Two Units	\$347,000	\$800,775
Three Units	\$419,425	\$967,950
Four Units	\$521,250	\$1,202,925

**Note:** As a reminder, STM-to-STM Credit Qualifying Streamline Refinance transactions without an appraisal are not subject to the maximum loan limits.

### Action Required

**Correspondent Lenders, Origination, Secondary Marketing, Processing, Underwriting, Closing, Delivery and Funding**  
**Starting January 2, 2015**  
Utilize the FHA 2015 Maximum Loan Limits.

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## Bulletin Details, continued

### Determining FHA Maximum Loan Limits Per County

Click [here](#) to determine the maximum loan amount allowed for the location of a specific county, as you currently do today. Use the chart below to determine the correct "Limit Year" to use on HUD's website. The results of your search will determine the available maximum loan limits for your area.

If the loan was locked...	...and the Case Number was assigned...	...then choose the below "Limit Year" on HUD's website.
Before January 2, 2015	Before January 2, 2015	CY2014
Before January 2, 2015	On or After January 2, 2015	CY2015
On or After January 2, 2015	Before January 2, 2015	CY2015
On or After January 2, 2015	On or After January 2, 2015	CY2015

### Revised Materials

Click [The FHA 203\(b\) Loan Program](#) to view the revised material.

## Former Guidelines

Previously, we did not publish the 2015 FHA Maximum Loan Limits.

## Other Resources

Support Group	Description and Contact Information:
Correspondent Relations Coordinator	Specific questions on applying this procedure to specific loan files. Direct contact information for each correspondent relations coordinator is located in General Section 1.01: The Correspondent Division.
Emerging Banker Account Executive	Specific questions on applying this procedure to specific loan files. Direct contact information for each account executive is located in General Section 1.01: The Correspondent Division.
Product Support	Provides phone and email support on products, policies, and procedures as well as new product rollout and existing product enhancement. Contact Product Support at 800.382.2111, option 4.

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