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**To:** Clients and Friends

**From:** David F. Dulock

**Subject:** Mortgagee Letter 2014-25 – 2015 Maximum Loan Limits

On December 5, 2014, FHA published the above Mortgagee Letter ([click here](#)) that provides notice of FHA’s single family housing loan limits for Title II forward mortgages and home equity conversion mortgages (HECMs) effective for case numbers assigned on or after January 1, 2015. Below is a brief summary of ML 2014-25:

The following chart illustrates FHA loan limits for forward mortgages for low cost and high cost areas:

Property Size	Low Cost Area “Floor”	High Cost Area “Ceiling”
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

The list of areas where the FHA loan limits are at the “ceiling” is provided in Attachment I to ML 2014-25. The list of high cost areas where the FHA loan limits are between the “ceiling” and “floor” is provided in Attachment II to ML 2014-25. For areas not listed in either Attachment I or II, the FHA loan limits are set at the national “floor.”

The following chart illustrates FHA maximum loan limits for forward mortgages for Alaska, Hawaii, Guam and Virgin Islands:

Property Size	Maximum Loan Limits for Alaska, Hawaii, Guam, and Virgin Islands
One Unit	\$938,250
Two Units	\$1,201,150
Three Units	\$1,451,925
Four Units	\$1,804,375

The maximum claim amount for FHA-insured HECMs will remain at \$625,500. This maximum claim amount is also applicable to Alaska, Hawaii, Guam and the Virgin Islands.

Complete schedules of FHA loan limits are available online at <https://entp.hud.gov/idapp/html/hicostlook.cfm>.

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