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To: Clients and Friends

From: David F. Dulock

Subject: VA Maximum Guaranty Limits for August 6 to December 31, 2012

The United States Department of Veterans Affairs (VA) has posted on its website at http://www.benefits.va.gov/homeloans/docs/loan_limits_august_2012.pdf a notice of change in the VA maximum guaranty limits for August 6, 2012 to December 31, 2012.

For your convenience, we have reprinted the text of this notice below:

Maximum Guaranty Limits for August 6, 2012 to December 31, 2012

The Honoring America's Veterans and Caring for Camp Lejeune Families Act of 2012 has been signed into law. The Act includes a number of changes to the Department of Veterans Affairs' (VA) Loan Guaranty program, including reverting back to the previous method of calculating maximum guaranty. This resulted in some loan limits increasing. While VA does not have a maximum loan amount, the following county "limits" must be used to calculate VA's maximum guaranty amount for a particular county. **These limits apply to all loans closed August 6, 2012 through December 31, 2012.**

Calendar year 2013 county loan limits will be posted once VA receives median price data from the Federal Housing Finance Agency (FHFA). Typically this information is received in November of each year. Should the loan limit for a county decrease in 2013, VA will guarantee a loan using the previous higher limit if there is proof of a pre-approval based on a sales contract or URLA executed on or before December 31, 2012.

The maximum guaranty amount (available for loans over \$144,000) is 25 percent of the 2012 VA Limit shown below. Therefore, a veteran with full entitlement available may borrow up to the 2012 VA Limit shown below and VA will guarantee 25 percent of the loan amount. If a veteran has previously used entitlement that has not been restored, the maximum guaranty amount available to that veteran must be reduced accordingly. Lenders should check their own investor requirements regarding guaranty amounts and down payments.

NOTE: For all counties other than those listed below, the limit is \$417,000.

State	County	2012 VA Loan Limit	Regional Loan Center
AK	ALEUTIANS EAST	\$625,500	DENVER
AK	ALEUTIANS WEST	\$625,500	DENVER
AK	ANCHORAGE	\$625,500	DENVER
AK	BETHEL	\$625,500	DENVER
AK	BRISTOL BAY	\$625,500	DENVER
AK	DENALI	\$625,500	DENVER
AK	DILLINGHAM	\$625,500	DENVER
AK	FAIRBANKS NORTH	\$625,500	DENVER
AK	HAINES	\$625,500	DENVER
AK	HOONAH-ANGOON C	\$625,500	DENVER
AK	JUNEAU	\$625,500	DENVER
AK	KENAI PENINSULA	\$625,500	DENVER
AK	KETCHIKAN GATEW	\$625,500	DENVER
AK	KODIAK ISLAND	\$625,500	DENVER
AK	LAKE AND PENINS	\$625,500	DENVER
AK	MATANUSKA-SUSIT	\$625,500	DENVER
AK	NOME	\$625,500	DENVER
AK	NORTH SLOPE	\$625,500	DENVER
AK	NORTHWEST ARCTI	\$625,500	DENVER
AK	PETERSBURG CENS	\$625,500	DENVER
AK	PRINCE OF WALES	\$625,500	DENVER
AK	SITKA	\$625,500	DENVER
AK	SKAGWAY MUNICIP	\$625,500	DENVER
AK	SOUTHEAST FAIRB	\$625,500	DENVER
AK	VALDEZ-CORDOVA	\$625,500	DENVER
AK	WADE HAMPTON	\$625,500	DENVER
AK	WRANGELL CITY A	\$625,500	DENVER
AK	YAKUTAT CITY	\$625,500	DENVER
AK	YUKON-KOYUKUK	\$625,500	DENVER
CA	ALAMEDA	\$1,000,000	PHOENIX
CA	CONTRA COSTA	\$1,000,000	PHOENIX
CA	LOS ANGELES	\$675,000	PHOENIX
CA	MARIN	\$1,000,000	PHOENIX
CA	MONTEREY	\$436,250	PHOENIX
CA	NAPA	\$500,000	PHOENIX
CA	ORANGE	\$675,000	PHOENIX
CA	SAN BENITO	\$831,250	PHOENIX
CA	SAN DIEGO	\$518,750	PHOENIX
CA	SAN FRANCISCO	\$1,000,000	PHOENIX
CA	SAN LUIS OBISPO	\$497,500	PHOENIX
CA	SAN MATEO	\$1,000,000	PHOENIX
CA	SANTA BARBARA	\$650,000	PHOENIX
CA	SANTA CLARA	\$831,250	PHOENIX
CA	SANTA CRUZ	\$663,750	PHOENIX
CA	SONOMA	\$456,250	PHOENIX
CA	VENTURA	\$563,750	PHOENIX

State	County	2012 VA Loan Limit	Regional Loan Center
CO	BOULDER	\$440,000	DENVER
CO	EAGLE	\$781,250	DENVER
CO	LAKE	\$781,250	DENVER
CO	PITKIN	\$1,094,625	DENVER
CO	ROUTT	\$568,750	DENVER
CO	SAN MIGUEL	\$1,000,000	DENVER
CO	SUMMIT	\$675,000	DENVER
CT	FAIRFIELD	\$653,750	CLEVELAND
DC	DISTRICT OF COL	\$838,750	ROANOKE
GU	GUAM	\$625,500	HONOLULU
HI	HAWAII	\$625,500	HONOLULU
HI	HONOLULU	\$756,250	HONOLULU
HI	KALAWAO	\$625,500	HONOLULU
HI	KAUAI	\$625,500	HONOLULU
HI	MAUI	\$625,500	HONOLULU
ID	BLAINE	\$435,000	DENVER
ID	TETON	\$652,500	DENVER
MA	BRISTOL	\$418,750	CLEVELAND
MA	DUKES	\$748,750	CLEVELAND
MA	ESSEX	\$500,000	CLEVELAND
MA	MIDDLESEX	\$500,000	CLEVELAND
MA	NANTUCKET	\$1,094,625	CLEVELAND
MA	NORFOLK	\$500,000	CLEVELAND
MA	PLYMOUTH	\$500,000	CLEVELAND
MA	SUFFOLK	\$500,000	CLEVELAND
MD	ANNE ARUNDEL	\$520,000	ROANOKE
MD	BALTIMORE	\$520,000	ROANOKE
MD	BALTIMORE CITY	\$520,000	ROANOKE
MD	CALVERT	\$838,750	ROANOKE
MD	CARROLL	\$520,000	ROANOKE
MD	CHARLES	\$838,750	ROANOKE
MD	FREDERICK	\$838,750	ROANOKE
MD	HARFORD	\$520,000	ROANOKE
MD	HOWARD	\$520,000	ROANOKE
MD	MONTGOMERY	\$838,750	ROANOKE
MD	PRINCE GEORGE'S	\$838,750	ROANOKE
MD	QUEEN ANNE'S	\$520,000	ROANOKE
NH	ROCKINGHAM	\$500,000	CLEVELAND
NH	STRAFFORD	\$500,000	CLEVELAND
NJ	BERGEN	\$777,500	CLEVELAND
NJ	ESSEX	\$777,500	CLEVELAND
NJ	HUDSON	\$777,500	CLEVELAND
NJ	HUNTERDON	\$777,500	CLEVELAND
NJ	MIDDLESEX	\$777,500	CLEVELAND
NJ	MONMOUTH	\$777,500	CLEVELAND
NJ	MORRIS	\$777,500	CLEVELAND
NJ	OCEAN	\$777,500	CLEVELAND
NJ	PASSAIC	\$777,500	CLEVELAND
NJ	SOMERSET	\$777,500	CLEVELAND

NJ	SUSSEX	\$777,500	CLEVELAND
NJ	UNION	\$777,500	CLEVELAND
NY	BRONX	\$777,500	CLEVELAND
NY	KINGS	\$777,500	CLEVELAND
NY	NASSAU	\$777,500	CLEVELAND
NY	NEW YORK	\$777,500	CLEVELAND
NY	PUTNAM	\$777,500	CLEVELAND
NY	QUEENS	\$777,500	CLEVELAND
NY	RICHMOND	\$777,500	CLEVELAND
NY	ROCKLAND	\$777,500	CLEVELAND
NY	SUFFOLK	\$777,500	CLEVELAND
NY	WESTCHESTER	\$777,500	CLEVELAND
PA	PIKE	\$777,500	CLEVELAND
RI	BRISTOL	\$418,750	CLEVELAND
RI	KENT	\$418,750	CLEVELAND
RI	NEWPORT	\$418,750	CLEVELAND
RI	PROVIDENCE	\$418,750	CLEVELAND
RI	WASHINGTON	\$418,750	CLEVELAND
UT	SALT LAKE	\$646,250	DENVER
UT	SUMMIT	\$646,250	DENVER
UT	TOOELE	\$646,250	DENVER
VA	ALEXANDRIA	\$838,750	ROANOKE
VA	ARLINGTON	\$838,750	ROANOKE
VA	CLARKE	\$838,750	ROANOKE
VA	FAIRFAX	\$838,750	ROANOKE
VA	FAIRFAX IND	\$838,750	ROANOKE
VA	FALLS CHURCH	\$838,750	ROANOKE
VA	FAUQUIER	\$838,750	ROANOKE
VA	FREDERICKSBURG	\$838,750	ROANOKE
VA	LANCASTER	\$418,750	ROANOKE
VA	LOUDOUN	\$838,750	ROANOKE
VA	MANASSAS	\$838,750	ROANOKE
VA	MANASSAS PARK	\$838,750	ROANOKE
VA	PRINCE WILLIAM	\$838,750	ROANOKE
VA	SPOTSYLVANIA	\$838,750	ROANOKE
VA	STAFFORD	\$838,750	ROANOKE
VA	WARREN	\$838,750	ROANOKE
VI ST.	CROIX	\$625,500	ST. PETERSBURG
VI ST.	JOHN,VI	\$625,500	ST. PETERSBURG
VI ST.	THOMAS	\$625,500	ST. PETERSBURG
WA	KING	\$498,750	DENVER
WA	PIERCE	\$498,750	DENVER
WA	SAN JUAN	\$470,000	DENVER
WA	SNOHOMISH	\$498,750	DENVER
WV	JEFFERSON	\$838,750	ROANOKE
WY	TETON	\$652,500	DENVER