



Fannie Mae Standard Conforming and High Balance

Occupancy	Purchase & Limited Cash Out Refinance					Cash Out Refinance		
	Property Type	Max LTV/CLTV/HCLTV				Property Type	Max LTV/CLTV/HCLTV	
		Fixed Rate		ARM			Fixed Rate	ARM
		Purchase	Ltd C/O	Purchase	Ltd C/O			
Principal Residence	SFR/PUD/CONDO	95%	95%	95%	95%	SFR/PUD/CONDO	80%	80%
	Manufactured*	95%	95%	95%	95%	Manufactured*	65%	65%
	2-4 Units Conforming	95%	95%	95%	95%	2-4 Units	75%	75%
	2 Units High Bal.	85%	85%	85%	85%			
	3-4 Units High Bal.	75%	75%	75%	75%			
Second Home	SFR/PUD/CONDO	90%	90%	90%	90%	SFR/PUD/CONDO	75%	75%
	Manufactured	90%	90%	90%	90%	N/A		
Investment Property	SFR/PUD/CONDO	85%	75%	85%	75%	SFR/PUD/CONDO	75%	75%
	2-4 Units	75%	75%	75%	75%	2-4 Units	70%	70%
	1-4 Unit LTD C/O	75%	75%	75%	75%	N/A		

*Manufactured Homes: FNMA Only, limited to 1-unit property; cash-out refinance term limited to ≤ 20 years

Fannie Mae HomeReady®

Occupancy & Property Type	Purchase		Limited Cash Out Refinance	
	Product	Max LTV/CLTV	Product	Max LTV/CLTV
		Single Lien		Single Lien
Principal Residence SFR / PUD / CONDO	Conforming	95%	Conforming	95%
	High Balance	95%	High Balance	95%
Principal Residence 2-4 Units	Conforming	95%	Conforming	95%
2 Units	High Balance	85%	High Balance	85%
3-4 Units	High Balance	75%	High Balance	75%

Revision: 12/4/2025





Freddie Mac Standard Conforming and High Balance

Occupancy	Purchase & Limited Cash Out Refinance					Cash Out Refinance		
	Property Type	Max LTV/CLTV/HCLTV				Property Type	Max LTV/CLTV/HCLTV	
		Fixed Rate		ARM			Fixed Rate	ARM
		Purchase	Ltd C/O	Purchase	Ltd C/O			
Principal Residence	SFR/PUD/CONDO	95%	95%	95%	95%	SFR/PUD/CONDO	80%	80%
	2 Units	85%	85%	85%	85%		2-4 Units	75%
	3-4 Units	80%	80%	80%	80%			
Second Home	SFR/PUD/CONDO	90%	90%	90%	90%	SFR/PUD/CONDO	75%	75%
Investment Property	SFR/PUD/CONDO	85%	75%	85%	75%	SFR/PUD/CONDO	75%	75%
	2-4 Units	75%	75%	75%	75%	2-4 Units	70%	70%
	1-4 Unit LTD C/O	75%	75%	75%	75%	N/A		

Freddie Mac HomePossible®

Occupancy & Property Type	Purchase		No Cash Out Refinance	
	Product	Max LTV/CLTV	Product	Max LTV/CLTV
		Single Lien		Single Lien
Principal Residence SFR / PUD / CONDO	Conforming	95%	Conforming	95%
	Super Conforming	95%	Super Conforming	95%
Principal Residence 2-4 Units	Conforming	95%	Conforming	95%

Revision: 12/4/2025





LOAN LIMITS 2026		
Units	States (excluding AK & HI)	AK & HI High Balance
1	\$832,750	\$1,249,125
2	\$1,066,250	\$1,599,375
3	\$1,288,800	\$1,933,200
4	\$1,601,750	\$2,402,625

