



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING-  
FEDERAL HOUSING COMMISSIONER

**Date: December 1, 2016**

To: All FHA-approved Mortgagees  
All Direct Endorsement Underwriters  
All FHA Roster Appraisers  
All FHA Roster Inspectors  
All FHA-approved 203(k) Consultants  
All HUD-approved Housing Counselors  
All HUD-approved Nonprofit Organizations  
All Governmental Entity Participants  
All Real Estate Brokers  
All Closing Agents

**Mortgagee Letter 2016-19**

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<b>Subject</b>	2017 Nationwide Home Equity Conversion Mortgage (HECM) Limits
<b>Purpose</b>	The Federal Housing Administration's (FHA) Home Equity Conversion Mortgage (HECM) loan limits for Traditional HECM, HECM for Purchase, and HECM-to-HECM refinances are governed by the maximum claim amount limitation in sections 255(g) and 255(m) of the National Housing Act, which contains cross-references to section 305(a)(2) of the Federal Home Loan Mortgage Corporation Act (12 U.S.C. 1454)(a)(2)). FHA publishes updated limits effective for each calendar year.
<b>Effective Date</b>	The HECM loan limits transmitted by this Mortgagee Letter are effective for case numbers assigned on or after January 1, 2017.
<b>Loan Limits</b>	For the period January 1, 2017 through December 31, 2017, the maximum claim amount for FHA-insured HECMs will be \$636,150 (150 percent of Federal Home Loan Mortgage Corporation's (Freddie Mac) national conforming limit of \$424,100). This maximum claim amount of \$636,150 is also applicable to Freddie Mac's special exception areas: Alaska, Hawaii, Guam, and the Virgin Islands.

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## Mortgagee Letter 2016-19, continued

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**Questions**

Please address any questions about the topics addressed in this Mortgagee Letter to the FHA Resource Center at (800) 225-5342. Persons with hearing or speech impairments may reach this number via TTY by calling the Federal Relay Service at (800) 877-8339. For additional information on this Mortgagee Letter, please visit [www.hud.gov/answers](http://www.hud.gov/answers).

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**Information  
Collection  
Requirements**

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2502-0059, 2502-0524 and 2502-0302. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

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**Signature**

Edward L. Golding  
Principal Deputy Assistant Secretary for Housing

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