

Bulletin

TO: Freddie Mac Sellers

May 9, 2024 | 2024-C

SUBJECT: 2024 AREA MEDIAN INCOME LIMITS

Area Median Income limits have been updated for 2024 and will be effective on May 19, 2024.

Loan Product Advisor[®] will be updated on May 19, 2024, to reflect the 2024 Area Median Income limits. In addition, the following tools and application programming interfaces (APIs) will be updated on May 19, 2024, to reflect the updated limits:

- [Home Possible[®] Income & Property Eligibility tool](#)
- [Refi Possible[®] Income & Eligibility tool](#)
- [Area Median Income and Property Eligibility tool](#)
- [Income Limits and Affordable Check APIs](#)

FHFA provides the Area Median Income estimates to Freddie Mac, which we use to determine if the Borrower's annual qualifying income meets:

- Home Possible Mortgage eligibility requirements
- Refi Possible eligibility requirements, and
- The eligibility requirements for Credit Fee Caps and Credits, as described in Guide Exhibit 19A, *Credit Fee Cap Eligibility Criteria*

For assessment of Credit Fee Caps and Credits, the Area Median Income Percent is calculated in Loan Selling Advisor[®] and uses the following:

- For Loan Product Advisor Mortgages, the higher Area Median Income as of the Note Date or the Area Median Income used in the last Loan Product Advisor submission
- For Manually Underwritten Mortgages, the higher Area Median Income as of the Application Received Date or the Note Date

For Manually Underwritten Mortgages, the updated Borrower income limits will be effective for Mortgages with Application Received Dates on or after May 19, 2024.

Effective on May 19, 2024, Loan Product Advisor will apply the updated 2024 Area Median Income limits as follows:

Loan Product Advisor determination of Home Possible eligibility	
IF the Mortgage is submitted as a Home Possible Mortgage on or after May 19, 2024	THEN the following income limits are applied...
For the following resubmissions:	The better of the following income limits: <ul style="list-style-type: none"> • 2023 Area Median Income limits at 80% of the Area Median Income



Loan Product Advisor determination of Home Possible eligibility	
<ul style="list-style-type: none"> The last submission before the effective date was also a Home Possible Mortgage, and The income limits were met 	OR <ul style="list-style-type: none"> 2024 Area Median Income limits at 80% of the Area Median Income
For the following submissions: <ul style="list-style-type: none"> The Mortgage is submitted for the first time The Key Number cannot be identified, or The last submission before the effective date was not submitted as Home Possible and/or did not meet the income eligibility limits 	2024 Area Median Income limits at 80% of the Area Median Income
Loan Product Advisor determination of Refi Possible eligibility	
IF the Mortgage is submitted or resubmitted as a Refi Possible Mortgage on or after May 19, 2024	THEN the 2024 Area Median Income limits apply at 100% of the Area Median Income
Area Median Income used by Loan Product Advisor for Mortgages other than Home Possible or Refi Possible	
IF the Mortgage is submitted or resubmitted on or after May 19, 2024	THEN consistent with existing functionality, Loan Product Advisor will use the 2024 Area Median Income

Additional resources

Sellers should refer to our [Single-Family news article](#) for additional information.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call the Customer Support Contact Center at 800-FREDDIE.

Sincerely,

Kevin Kauffman
Senior Vice President, Single-Family Seller Engagement