



# Selling Notice

May 27, 2026

## Area Median Incomes 2026

Area median income (AMI) estimates are provided to Fannie Mae by our regulator, the U.S. Federal Housing (FHFA). These AMIs are used in determining borrower eligibility for HomeReady®, RefiNow™, and Duty to Serve. AMI is also used in determining eligibility for certain loan-level price adjustment waivers. The 2026 AMIs will be implemented in Desktop Underwriter® (DU®), Loan Delivery, and the [Area Median Income Lookup Tool](#) on or before June 12, 2026, with an effective date of June 13, 2026.

As in past years, we will continue to apply the AMIs in DU based on the casefile creation date. DU will apply the 2026 limits to new DU loan casefiles created on or after June 13. Loan casefiles created prior to June 13 will continue to use the 2025 limits.

To align more closely with the DU implementation, and to ensure loans are not affected by AMI limits that decreased in 2026, we will continue to use the Application Received Date provided in Loan Delivery (Sort ID 224) to determine which AMI limit to use when evaluating eligibility for the LLPA waiver. Loans with Application Received Dates prior to June 13 will use the 2025 AMI limits, and loans with Application Received Dates on and after June 13 will be subject to the 2026 AMI limits for the purpose of applying the waiver.

A few items of note:

- Lenders must use the 2026 AMI limit for manually underwritten loans with application dates on and after June 13.
- The AMI data in our systems may differ from the AMI estimates posted on the U.S. Department of Housing and Urban Development's website.
- Treatment of loans in the pipeline - created in DU before June 13:
  - For DU HomeReady loans, DU will use the 2025 AMIs based on the casefile creation date to determine HomeReady eligibility. Application date AMI will not be used to apply the waiver upon sale.
  - For first-time homebuyer loans and Duty to Serve loans eligible for the waiver, DU will continue to issue an Observation message identifying that a loan casefile is eligible for the waiver based on AMI. For loans with application dates after June 13, lenders should confirm waiver eligibility based on 2026 AMI limits.
- In addition, lenders are reminded of the upcoming January 2027 change to the Area Median Income (AMI)-based loan-level price adjustment (LLPA) waiver determination for first-time homebuyer and Duty to Serve loans, as previously communicated in the [Area Median Income-Based Loan-Level Price Adjustment Waiver Determination Notice](#).