



Important Announcement

12/17/2019

This announcement includes notices regarding updates for Flanagan State Bank’s Correspondent and Wholesale Accounts. This announcement was sent on 12/12/2019. Please note the highlighted section that is a correction to the original information.

This will reference:

- VA Funding Fee Update
- USDA Tech Fee Update
- Loan Limits Update for 2020

VA Funding Fee Update

This will be in effect January 1, 2020 for all loans closing on or after 1/1/2020.

The new Funding Fee Chart is:

VA Funding Fee Chart – Effective January 1, 2020			
Type of Loan	Down Payment	First Time Use %	Subsequent Use %
Purchase	None	2.3%	3.6%
Purchase	5%	1.65%	1.65%
Purchase	10%	1.4%	1.40%
VA Cash Out Refinance	N/A	2.3%	3.6%
IRRRL Streamline Refi	N/A	.50%	.50%

USDA Tech Fee Update

Effective for all loans closing after 1/1/2020, USDA will be charging a Tech Fee of \$25.00. Please include this fee for all loans that will close after 1/1/2020 in the section “Services Borrower Cannot Shop For”.

Loan Limits Update for 2020

Loan limits for 2020 have been published! These will be in effect on January 1, 2020.

Units	General Loan Limits	
	Contiguous States, District of Columbia, and Puerto Rico	Alaska, Guam, Hawaii, and U.S. Virgin Islands
One	\$510,400	\$765,600
Two	\$653,550	\$980,325
Three	\$789,950	\$1,184,925
Four	\$981,700	\$1,472,550

High Balance areas Loan Limits:

Units	High-Cost Area Loan Limits*	
	Contiguous States, District of Columbia, and Puerto Rico	Alaska, Guam, Hawaii, and U.S. Virgin Islands
One	\$765,600	Not Applicable
Two	\$980,325	
Three	\$1,184,925	
Four	\$1,472,550	

High cost area loan limits are established for each county and are published on FNMA & FHLMC websites. FHA establishes their own loan limits and high balance areas. Please visit FHA's loan limit page to determine qualification.

Locks cannot be accepted for the new loan amounts until 1/1/2020.

If you have any questions regarding this information, please feel free to contact mtgsupportcenter@flanagansstatebank.com.

Sincerely,

Flanagan State Bank TPO Division Management