



Announcement 06-22

November 28, 2006

Amends these Guides: Selling

No Changes to Our Conventional Loan Limits

There will be no changes to our maximum mortgage loan amounts for 2007. The 2006 amounts that were effective on January 1, 2006 will continue to apply to all conventional mortgages that are delivered to us for cash purchase or MBS pool issuance (including mortgages originated prior to that date, provided the *original* unpaid principal balance was equal to or less than the maximum limit).

Lenders are reminded that a modified mortgage that had an *original* unpaid principal balance that exceeded our current maximum limit, even though the balance may have been paid down at the time of the modification to or below our current maximum limit, is *not* eligible for purchase by us.

First Mortgage Limits

For first mortgages, the maximum allowable original loan amounts continue to be:

<u>No. of Units</u>	<u>Contiguous States, District of Columbia & Puerto Rico</u>	<u>Alaska, Guam, Hawaii & Virgin Islands</u>
1	\$417,000	\$625,500
2	\$533,850	\$800,775
3	\$645,300	\$967,950
4	\$801,950	\$1,202,925

Second Mortgage Limits

For second mortgages, the maximum allowable original loan amounts are \$208,500 (or \$312,750 in Alaska, Guam, Hawaii, and the Virgin Islands). Furthermore, the sum of the original loan amounts of the first and second mortgages cannot exceed \$417,000 (or \$625,500 in Alaska, Guam, Hawaii, and the Virgin Islands). These limits apply whether or not we own or have an interest in the first mortgage.

Lenders should contact their Customer Account Manager or Underwriting Consultant in their lead Fannie Mae Business Center if they have any questions about this Announcement.

Pamela S. Johnson
Senior Vice President