



## Program Bulletin 2021-6

### New Income Limits for 50% and 80% AMI Programs

Fannie Mae and Freddie Mac have updated the Area Median Income limits for their affordable 50% and 80% AMI programs. Please review the chart carefully as all counties had changes, including some decreased limits. The Fannie Mae limits for 80% AMI were effective as of June 5, 2021 and the Freddie Mac limits for both 50% and 80% AMI will be effective June 16, 2021.

[Review Chart](#)

As a reminder, our statewide income limits for non-tax-exempt loans recently increased to \$125,000 (\$135,000 Blaine County).

Affordability is our priority. Our down payment and closing cost assistance and homebuyer tax credits, combined with low mortgage rates continues to make our loan programs the most affordable for your borrowers, even in this crazy market. Be sure to get your homebuyers ready for the best offer by having them take [Finally Home! Homebuyer Education](#) online course. It is offered free to lower AMI homebuyers.

For more information or assistance, please contact us at [resloan@ihfa.org](mailto:resloan@ihfa.org) or call **1.855.505.4700, ext. 8600**. We appreciate your partnership.



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