New Extended Lock Program

Effective June 28, Idaho Housing is offering an extended lock option as part of our continued effort to provide our lenders with the resources they need to successfully navigate our volatile housing market. This extended lock option will help protect your borrowers and help eliminate concerns over the uncertainty of interest rates for new construction transactions.

- **180-Day Lock** - 45-day pricing with .25% rate adjustment and a 1.00% upfront fee. The fee will be held by the lender, is non-refundable, and will be withheld at the time of loan purchase. Should the loan be canceled, the lender will be required to forward the fee to Idaho Housing within five days of the lock expiration or cancelation.
- Available for both conventional and government loan programs.
New construction purchase transactions only unless refinancing a new construction loan.

Lock extensions are permitted. Extension fees will apply.

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

Fannie Mae and Freddie Mac have announced their updated AMI limits for the HFA 50% and 80% AMI programs. These announcements, along with the updated income chart, are linked below. Please review the chart carefully as the limits have changed in all counties. The Freddie Mac limits for both 50% and 80% AMI were effective as of June 5, 2022 and the Fannie Mae limits for 80% AMI were effective as of June 24, 2022.

[Sales Price and Income Limits Chart](#)
**Fannie Mae Announcement**
**Freddie Mac Announcement**

For more information or assistance, please contact us at resloan@ihfa.org or call 1.855.505.4700, ext. 8600.

Thank you for your partnership.