

UPDATE: Conventional Non-bond AMI Limit Changes

We recently shared an update that Fannie Mae and Freddie Mac released the Area Median Income (AMI) limits for 2025 with an effective date of **May 18, 2025**.

Virginia Housing's LOS, Mortgage Cadence, was updated after hours on **Tuesday, May 27th** to integrate the 2025 AMI changes for the Conventional non-bond program on loans with an application date on, or after, **May 18, 2025**. Please note that if you make changes to a loan locked prior to the system update where a loan level pricing adjustment (LLPA) was manually applied, you may receive a warning. Contact the lock desk, using the Email Lock Desk button below, with questions or concerns about pricing.

See the below details from the initial Conventional Non-bond AMI Limit Changes notification distributed by Virginia Housing on May 16, 2025:

This year's AMI adjustments resulted in an increase in 130 jurisdictions and a decrease in 3 jurisdictions in Virginia when compared to last year's AMI limits.

It's essential to recognize the Conventional AMI adjustments specifically impact the Conventional non-bond program and do not affect other programs, including the Conventional Bond program. This means that borrowers using Conventional Bond continue to be exempt from the Charter MI LLPA, irrespective of their AMI surpassing 80%. However, borrowers using the Conventional non-bond program and exceeding 80% AMI will be subject to the Charter MI LLPA, unless they opt for the standard MI coverage.

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Non-bond AMI Limit
Spreadsheet

Click for Fannie Mae's
Announcement

Click for FreddieMac's
Announcement

Lastly, it's crucial to bear in mind that Virginia Housing's income limits still apply. Please consult the [Household Income Matrix](#) and [Virginia Housing's Income and Sales Price Limits](#) to ensure accurate application and the appropriate income limit is in use.

Thank you for your attention to this important update. Should you have any further

questions, please contact Virginia Housing's Lock Desk or your Business Development Officer (BDO).

Email Lock Desk

Email Regina Pinkney

Email Joni Moncure

Email Frank Webster

Email Gigi Houchins

We believe in the power of home to grow thriving communities across Virginia, and we thank you for being part of our mission for over 50 years.

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The information contained herein (including but not limited to any description of Virginia Housing and its lending programs and products, eligibility criteria, interest rates, fees and all other loan terms) is subject to change without notice.





Conventional Non-bond AMI changes from 2024 to 2025

- Originating Lender Responsibilities -

DESKTOP UNDERWRITER (DU)

2025 AMI Limits effective with DU casefile creation date on or after 05/18/25

Application date is:	Initial DU run date is:	AMI limit increase or decrease?	Mortgage Cadence shows borrower AMI is:	Borrower AMI is actually:	What does this mean?
Before AMI changes made to Mortgage Cadence	On or after 5/18/25	Increase	Greater than 80% (because income is greater than 80% 2024 AMI)	Less than or equal to 80% 2025 AMI (but income is greater than 80% 2024 AMI)	The loan may have been locked with an LLPA that does not apply for Charter MI coverage or the borrower is obtaining the higher standard MI coverage to avoid the system-driven Charter MI LLPA (Mortgage Cadence is applying the 2024 AMI limits but since was run initially on or after 5/18/25 the 2025 AMI limits apply). Contact LockDesk@VirginiaHousing.com to validate the pricing and check to be sure the lowest possible MI coverage allowed is being taken advantage of.
Before AMI changes made to Mortgage Cadence	On or after 5/18/25	Decrease	Less than or equal to 80% (because income is less than 80% 2024 AMI)	Greater than 80% 2025 AMI (but income is less than 80% 2024 AMI)	The loan may have been locked without an LLPA that applies if the lower Charter MI coverage is used (Mortgage Cadence is applying the 2024 AMI limits but since DU was run initially on or after 5/18/25 the 2025 AMI limits apply). As the Originating it is your responsibility to contact LockDesk@VirginiaHousing.com to validate and correct the appropriate pricing or there may not be a Charter MI LLPA if the higher standard MI coverage is used. If you do not obtain the correct pricing or select standard MI coverage, then you will be responsible for any additional applicable reduced Charter MI LLPA fee at loan purchase.
On or after the effective date once changes made to Mortgage Cadence	Before 5/18/25	Increase	Less than or equal to 80% (because income is less than 80% 2025 AMI)	Greater than 80% 2024 AMI (but income is less than 80% 2025 AMI)	Loan may have been locked without an LLPA that applies if the lower Charter MI coverage is used (Mortgage Cadence is applying the 2025 AMI limits but since DU was run initially before 5/18/25 the 2024 AMI limits apply). As the Originating Lender it is your responsibility to contact LockDesk@VirginiaHousing.com to validate and correct the appropriate pricing or there may not be a Charter MI LLPA if the higher standard MI coverage is used. If you do not obtain the correct pricing or select standard MI coverage, then you will be responsible for any additional applicable reduced Charter MI LLPA fee at loan purchase. Suggestion: DU will not allow use of the new higher 2025 AMI limit in this scenario even if DU is rerun using the existing casefile, but if you are able to obtain a new DU casefile with initial run date of 5/18/25 or after (but before loan closing) then it is to use the higher 2025 AMI limit, which will cause the Charter MI LLPA to no longer apply if the borrower AMI is within the 2025 limit.
On or after the effective date once changes made to Mortgage Cadence	Before 5/18/25	Decrease	Greater than 80% (because income is greater than 80% 2025 AMI)	Less than or equal to 80% 2024 AMI (but income is greater than 80% 2025 AMI)	Loan may have been locked with an LLPA that does not apply for Charter MI coverage or the borrower is obtaining the higher standard MI coverage to avoid the system-driven Charter MI LLPA (Mortgage Cadence is applying the 2025 AMI limits but since was run initially before 5/18/25 the 2024 AMI limits apply). Contact LockDesk@VirginiaHousing.com to validate the appropriate pricing and check to be sure the lowest possible MI coverage allowed is being taken advantage of.

Notes:

- This year's AMI adjustments have seen 130 jurisdictions experience AMI increases, while 3 jurisdictions have encountered decreases in Virginia.
- The Charter MI LLPA does not apply to the Conventional Bond program, even if the AMI exceeds 80% of the GSE's AMI.
- If at any point the borrower income changes causing it to exceed the applicable 80% AMI before the loan is purchased by Virginia Housing, you must contact Virginia Housing to validate and correct to the appropriate pricing. It is critical for this to be validated through the life of the loan including at time of underwrite, clear to close, and closing. If you do not obtain the correct pricing before closing, then you will be responsible for any additional LLPA fees at loan purchase.
- If pricing changes causing your net price to exceed 2.50%, a lender credit or principal curtailment must be given to the borrower on the CD at closing. If this action is not taken, Virginia Housing will deduct the excess in price at time of purchase and apply it as a principal curtailment on behalf of the borrower.



Conventional Non-bond AMI changes from 2024 to 2025

- Originating Lender Responsibilities -

LOAN PRODUCT ADVISOR (LPA)

2025 AMI Limits effective with LPA key number creation date on or after 5/18/25

Application date is:	Initial LPA run date is:	AMI limit increase or decrease?	Mortgage Cadence shows borrower AMI is:	Borrower AMI is actually:	What does this mean?
Before AMI changes made to Mortgage Cadence	On or after 5/18/25	Increase	Greater than 80% (because income is greater than 80% 2024 AMI)	Less than or equal to 80% 2025 AMI (but income is greater than 80% 2024 AMI)	Loan may have been locked with an LLPA that does not apply for Charter MI coverage or the borrower is obtaining the higher standard MI coverage to avoid the system-driven Charter MI LLPA (Mortgage Cadence is applying the 2024 AMI limits but since LPA was run initially on or after 5/18/25 the 2025 AMI limits apply). Contact LockDesk@VirginiaHousing.com to validate the appropriate pricing and check to be sure the lowest possible MI coverage allowed is being taken advantage of.
Before AMI changes made to Mortgage Cadence	On or after 5/18/25	Decrease	Less than or equal to 80% (because income is less than 80% 2024 AMI)	Greater than 80% 2025 AMI (but income is less than 80% 2024 AMI)	Loan may have been locked without an LLPA that applies if the lower Charter MI coverage is used (Mortgage Cadence is applying the 2024 AMI limits but since LPA was run initially on or after 5/18/25 the 2025 AMI limits apply). As the Originating Lender it is responsibility to contact LockDesk@VirginiaHousing.com to validate and correct the appropriate pricing or there may not be a Charter MI LLPA if the higher standard MI coverage is used. If you do not obtain the correct pricing or select standard MI coverage, then you will be responsible for any additional applicable reduced Charter MI LLPA fee at loan purchase.
On or after the effective date once changes made to Mortgage Cadence	Before 5/18/25	Increase	Less than or equal to 80% (because income is less than 80% 2025 AMI)	Greater than 80% 2024 AMI (but income is less than 80% 2025 AMI)	Loan may have been locked without an LLPA that applies if the lower Charter MI coverage is used (Mortgage Cadence is applying the 2025 AMI limits but since LPA was run initially before 5/18/25 the 2024 AMI limits apply). As the Originating Lender it is your responsibility to contact LockDesk@VirginiaHousing.com to validate and correct the appropriate pricing or there may not be a Charter MI LLPA if the higher standard MI coverage is used. If you do not obtain the correct pricing or select standard MI coverage, then you will be responsible for any additional applicable reduced Charter MI LLPA fee at loan purchase. Suggestion: Unlike DU, LPA will allow use of the new higher 2025 AMI limit in this scenario if LPA is rerun using the same LPA number; if you are able to rerun on or after 5/18/25 (but before loan closing) then it is acceptable to use the higher 2025 AMI limit, which will cause the Charter MI LLPA to no longer apply if the borrower AMI is within the 2025 limit.
On or after the effective date once changes made to Mortgage Cadence	Before 5/18/25	Decrease	Greater than 80% (because income is greater than 80% 2025 AMI)	Less than or equal to 80% 2024 AMI (but income is greater than 80% 2025 AMI)	Loan may have been locked with an LLPA that does not apply for Charter MI coverage or the borrower is obtaining the higher standard MI coverage to avoid the system-driven Charter MI LLPA (Mortgage Cadence is applying the 2025 AMI limits but since LPA was run initially before 5/18/25 the 2024 AMI limits apply). Contact LockDesk@VirginiaHousing.com to validate the pricing and check to be sure the lowest possible MI coverage allowed is being taken advantage of.

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County Name	2025 80% AMI Limit	2024 80% AMI Limit	Change	80% AMI Difference
Accomack County	\$62,880	\$58,960	Higher Limit	\$3,920
Albemarle County	\$100,640	\$99,360	Higher Limit	\$1,280
Alexandria city	\$129,600	\$122,320	Higher Limit	\$7,280
Alleghany County	\$62,480	\$58,640	Higher Limit	\$3,840
Amelia County	\$90,720	\$88,000	Higher Limit	\$2,720
Amherst County	\$78,240	\$64,880	Higher Limit	\$13,360
Appomattox County	\$78,240	\$64,880	Higher Limit	\$13,360
Arlington County	\$129,600	\$122,320	Higher Limit	\$7,280
Augusta County	\$75,520	\$71,920	Higher Limit	\$3,600
Bath County	\$69,680	\$64,880	Higher Limit	\$4,800
Bedford County	\$78,240	\$64,880	Higher Limit	\$13,360
Bland County	\$62,480	\$58,640	Higher Limit	\$3,840
Botetourt County	\$71,920	\$70,640	Higher Limit	\$1,280
Bristol city	\$63,200	\$56,240	Higher Limit	\$6,960
Brunswick County	\$62,480	\$58,640	Higher Limit	\$3,840
Buchanan County	\$62,480	\$58,640	Higher Limit	\$3,840
Buckingham County	\$67,520	\$64,880	Higher Limit	\$2,640
Buena Vista city	\$68,160	\$64,400	Higher Limit	\$3,760
Campbell County	\$78,240	\$64,880	Higher Limit	\$13,360
Caroline County	\$86,560	\$82,240	Higher Limit	\$4,320
Carroll County	\$62,480	\$58,640	Higher Limit	\$3,840
Charles City County	\$90,720	\$88,000	Higher Limit	\$2,720
Charlotte County	\$62,480	\$59,600	Higher Limit	\$2,880
Charlottesville city	\$100,640	\$99,360	Higher Limit	\$1,280
Chesapeake city	\$85,280	\$80,000	Higher Limit	\$5,280
Chesterfield County	\$90,720	\$88,000	Higher Limit	\$2,720
Clarke County	\$129,600	\$122,320	Higher Limit	\$7,280
Colonial Heights city	\$90,720	\$88,000	Higher Limit	\$2,720
Covington city	\$62,480	\$58,640	Higher Limit	\$3,840
Craig County	\$71,920	\$70,640	Higher Limit	\$1,280
Culpeper County	\$129,600	\$122,320	Higher Limit	\$7,280
Cumberland County	\$62,480	\$58,640	Higher Limit	\$3,840
Danville city	\$62,480	\$58,640	Higher Limit	\$3,840
Dickenson County	\$62,480	\$58,640	Higher Limit	\$3,840
Dinwiddie County	\$90,720	\$88,000	Higher Limit	\$2,720
Emporia city	\$62,480	\$58,640	Higher Limit	\$3,840
Essex County	\$63,120	\$58,640	Higher Limit	\$4,480
Fairfax city	\$129,600	\$122,320	Higher Limit	\$7,280
Fairfax County	\$129,600	\$122,320	Higher Limit	\$7,280
Falls Church city	\$129,600	\$122,320	Higher Limit	\$7,280
Fauquier County	\$129,600	\$122,320	Higher Limit	\$7,280
Floyd County	\$77,920	\$65,040	Higher Limit	\$12,880
Fluvanna County	\$100,640	\$99,360	Higher Limit	\$1,280
Franklin County	\$71,920	\$70,640	Higher Limit	\$1,280
Franklin city	\$77,600	\$80,000	Lower Limit	-\$2,400
Frederick County	\$90,480	\$88,000	Higher Limit	\$2,480

Fredericksburg city	\$129,600	\$122,320	Higher Limit	\$7,280
Galax city	\$62,480	\$58,640	Higher Limit	\$3,840
Giles County	\$77,920	\$77,360	Higher Limit	\$560
Gloucester County	\$85,280	\$80,000	Higher Limit	\$5,280
Goochland County	\$90,720	\$88,000	Higher Limit	\$2,720
Grayson County	\$62,480	\$58,640	Higher Limit	\$3,840
Greene County	\$100,640	\$99,360	Higher Limit	\$1,280
Greensville County	\$62,480	\$58,640	Higher Limit	\$3,840
Halifax County	\$62,480	\$58,640	Higher Limit	\$3,840
Hampton city	\$85,280	\$80,000	Higher Limit	\$5,280
Hanover County	\$90,720	\$88,000	Higher Limit	\$2,720
Harrisonburg city	\$83,360	\$71,760	Higher Limit	\$11,600
Henrico County	\$90,720	\$88,000	Higher Limit	\$2,720
Henry County	\$62,480	\$58,640	Higher Limit	\$3,840
Highland County	\$66,560	\$58,640	Higher Limit	\$7,920
Hopewell city	\$90,720	\$88,000	Higher Limit	\$2,720
Isle of Wight County	\$85,280	\$80,000	Higher Limit	\$5,280
James City County	\$85,280	\$80,000	Higher Limit	\$5,280
King and Queen County	\$90,720	\$88,000	Higher Limit	\$2,720
King George County	\$107,360	\$99,200	Higher Limit	\$8,160
King William County	\$90,720	\$88,000	Higher Limit	\$2,720
Lancaster County	\$72,800	\$72,560	Higher Limit	\$240
Lee County	\$62,480	\$58,640	Higher Limit	\$3,840
Lexington city	\$68,160	\$64,400	Higher Limit	\$3,760
Loudoun County	\$129,600	\$122,320	Higher Limit	\$7,280
Louisa County	\$85,280	\$79,200	Higher Limit	\$6,080
Lunenburg County	\$62,480	\$58,640	Higher Limit	\$3,840
Lynchburg city	\$78,240	\$64,880	Higher Limit	\$13,360
Madison County	\$90,240	\$122,320	Lower Limit	-\$32,080
Manassas city	\$129,600	\$122,320	Higher Limit	\$7,280
Manassas Park city	\$129,600	\$122,320	Higher Limit	\$7,280
Martinsville city	\$62,480	\$58,640	Higher Limit	\$3,840
Mathews County	\$85,280	\$80,000	Higher Limit	\$5,280
Mecklenburg County	\$63,600	\$59,200	Higher Limit	\$4,400
Middlesex County	\$79,920	\$75,280	Higher Limit	\$4,640
Montgomery County	\$77,920	\$77,360	Higher Limit	\$560
Nelson County	\$100,640	\$99,360	Higher Limit	\$1,280
New Kent County	\$90,720	\$88,000	Higher Limit	\$2,720
Newport News city	\$85,280	\$80,000	Higher Limit	\$5,280
Norfolk city	\$85,280	\$80,000	Higher Limit	\$5,280
Northampton County	\$68,320	\$64,000	Higher Limit	\$4,320
Northumberland County	\$72,400	\$70,880	Higher Limit	\$1,520
Norton city	\$62,480	\$58,640	Higher Limit	\$3,840
Nottoway County	\$72,720	\$69,040	Higher Limit	\$3,680
Orange County	\$94,880	\$85,680	Higher Limit	\$9,200
Page County	\$62,720	\$61,680	Higher Limit	\$1,040
Patrick County	\$62,960	\$58,880	Higher Limit	\$4,080

Petersburg city	\$90,720	\$88,000	Higher Limit	\$2,720
Pittsylvania County	\$62,480	\$58,640	Higher Limit	\$3,840
Poquoson city	\$85,280	\$80,000	Higher Limit	\$5,280
Portsmouth city	\$85,280	\$80,000	Higher Limit	\$5,280
Powhatan County	\$90,720	\$88,000	Higher Limit	\$2,720
Prince Edward County	\$66,000	\$65,440	Higher Limit	\$560
Prince George County	\$90,720	\$88,000	Higher Limit	\$2,720
Prince William County	\$129,600	\$122,320	Higher Limit	\$7,280
Pulaski County	\$77,920	\$77,360	Higher Limit	\$560
Radford city	\$77,920	\$77,360	Higher Limit	\$560
Rappahannock County	\$129,600	\$122,320	Higher Limit	\$7,280
Richmond County	\$73,200	\$68,880	Higher Limit	\$4,320
Richmond city	\$90,720	\$88,000	Higher Limit	\$2,720
Roanoke County	\$71,920	\$70,640	Higher Limit	\$1,280
Roanoke city	\$71,920	\$70,640	Higher Limit	\$1,280
Rockbridge County	\$68,160	\$64,400	Higher Limit	\$3,760
Rockingham County	\$83,360	\$71,760	Higher Limit	\$11,600
Russell County	\$62,480	\$58,640	Higher Limit	\$3,840
Salem city	\$71,920	\$70,640	Higher Limit	\$1,280
Scott County	\$63,200	\$56,240	Higher Limit	\$6,960
Shenandoah County	\$70,000	\$65,120	Higher Limit	\$4,880
Smyth County	\$62,480	\$58,640	Higher Limit	\$3,840
Southampton County	\$77,600	\$80,000	Lower Limit	-\$2,400
Spotsylvania County	\$129,600	\$122,320	Higher Limit	\$7,280
Stafford County	\$129,600	\$122,320	Higher Limit	\$7,280
Staunton city	\$75,520	\$71,920	Higher Limit	\$3,600
Suffolk city	\$85,280	\$80,000	Higher Limit	\$5,280
Surry County	\$85,280	\$72,800	Higher Limit	\$12,480
Sussex County	\$90,720	\$88,000	Higher Limit	\$2,720
Tazewell County	\$62,480	\$58,640	Higher Limit	\$3,840
Virginia Beach city	\$85,280	\$80,000	Higher Limit	\$5,280
Warren County	\$129,600	\$122,320	Higher Limit	\$7,280
Washington County	\$63,200	\$56,240	Higher Limit	\$6,960
Waynesboro city	\$75,520	\$71,920	Higher Limit	\$3,600
Westmoreland County	\$72,240	\$67,120	Higher Limit	\$5,120
Williamsburg city	\$85,280	\$80,000	Higher Limit	\$5,280
Winchester city	\$90,480	\$88,000	Higher Limit	\$2,480
Wise County	\$62,480	\$58,640	Higher Limit	\$3,840
Wythe County	\$67,040	\$61,840	Higher Limit	\$5,200
York County	\$85,280	\$80,000	Higher Limit	\$5,280