

The following Conventional Product [Income Limits](#) should be used to determine:

- Minnesota Housing [Interest Rate](#)
- Mortgage Insurance coverage requirements
- Product Availability for:
 - Fannie Mae HFA Preferred™
 - Fannie Mae HFA Preferred Risk Sharing™
 - Conventional Cash to Close Grant with Freddie Mac HFA Advantage® (*for loans locked on or before January 14, 2020*).
 - Upfront Paid Mortgage Insurance option

FANNIE MAE CONVENTIONAL PRODUCTS

- For Fannie Mae borrowers at or below 80% Area Median Income (AMI) and over 80% AMI:
 - Rates will vary. Check our [interest rate page](#).
 - Mortgage Insurance will vary.
 - **IMPORTANT:** Loans with initial DU® run dates before September 5, 2019 should get the lower rate. Contact [Partner Solutions Team](#) at 651.296.8215 to have the rate updated.
- To determine if the borrower is above or below 80% AMI, use the first mortgage loan **qualifying** income.
 - In the Minnesota Housing commitment system, the qualifying income will determine the Fannie Mae rates and product options available.
 - [AMI limits](#) are based on the county in which the property is located.
 - For loans with initial DU® run dates on or after September 5, 2019, results will indicate if the borrower is over or under 80% AMI and messaging around required MI coverage
- Follow guidelines in the [Fannie Mae Product Description](#).

FREDDIE MAC CONVENTIONAL PRODUCTS

- See [January 7, 2020 eNews](#) announcing pricing changes for Freddie Mac loans locked on or after March 1, 2020.
- For loans locked on or after March 1, 2020, rates and mortgage insurance options will vary for borrowers above or below 80% AMI. Check our [interest rate page](#).
- Follow guidelines in the [Freddie Mac Product Description](#).

CONVENTIONAL CASH TO CLOSE GRANT (*available with Freddie Mac HFA Advantage®*)

- This grant is no longer available for loans locked on or after January 15, 2020.
- For loans with lock dates on or before January 14, 2020, please contact the [Partner Solutions Team](#) at 651.296.8215 if you need to add or make changes to a grant after January 15.
- The conventional income limits are based on first mortgage loan qualifying income.
- Follow steps in the [Freddie Mac HFA Advantage® Product Description](#).

This document is a summary of program requirements and does not contain all information needed to originate loans for sale under Minnesota Housing programs. See the applicable Minnesota Housing Procedural Manual at www.mnhousing.gov for complete information.

QUALIFYING INCOME LIMITS BY COUNTY

COUNTY	80% AMI	50% AMI	COUNTY	80% AMI	50% AMI
Aitkin	\$57,920	\$36,200	Martin	\$57,920	\$36,200
Anoka	\$79,440	\$49,650	McLeod	\$59,360	\$37,100
Becker	\$57,920	\$36,200	Meeker	\$59,280	\$37,050
Beltrami	\$57,920	\$36,200	Mille Lacs	\$79,440	\$49,650
Benton	\$61,040	\$38,150	Morrison	\$57,920	\$36,200
Big Stone	\$57,920	\$36,200	Mower	\$57,920	\$36,200
Blue Earth	\$62,800	\$39,250	Murray	\$58,240	\$36,400
Brown	\$59,840	\$37,400	Nicollet	\$62,800	\$39,250
Carlton	\$57,520	\$35,950	Nobles	\$57,920	\$36,200
Carver	\$79,440	\$49,650	Norman	\$57,920	\$36,200
Cass	\$57,920	\$36,200	Olmsted	\$72,400	\$45,250
Chippewa	\$58,800	\$36,750	Otter Tail	\$57,920	\$36,200
Chisago	\$79,440	\$49,650	Pennington	\$57,920	\$36,200
Clay	\$67,280	\$42,050	Pine	\$57,920	\$36,200
Clearwater	\$57,920	\$36,200	Pipestone	\$57,920	\$36,200
Cook	\$57,920	\$36,200	Polk	\$62,800	\$39,250
Cottonwood	\$57,920	\$36,200	Pope	\$59,040	\$36,900
Crow Wing	\$57,920	\$36,200	Ramsey	\$79,440	\$49,650
Dakota	\$79,440	\$49,650	Red Lake	\$59,120	\$36,950
Dodge	\$72,400	\$45,250	Redwood	\$57,920	\$36,200
Douglas	\$61,040	\$38,150	Renville	\$57,920	\$36,200
Faribault	\$57,920	\$36,200	Rice	\$70,400	\$44,000
Fillmore	\$72,400	\$45,250	Rock	\$57,920	\$36,200
Freeborn	\$57,920	\$36,200	Roseau	\$57,920	\$36,200
Goodhue	\$65,680	\$41,050	Scott	\$79,440	\$49,650
Grant	\$57,920	\$36,200	Sherburne	\$79,440	\$49,650
Hennepin	\$79,440	\$49,650	Sibley	\$79,440	\$49,650
Houston	\$62,880	\$39,300	St. Louis	\$57,520	\$35,950
Hubbard	\$57,920	\$36,200	Stearns	\$61,040	\$38,150
Isanti	\$79,440	\$49,650	Steele	\$62,800	\$39,250
Itasca	\$57,920	\$36,200	Stevens	\$62,000	\$38,750
Jackson	\$59,200	\$37,000	Swift	\$57,920	\$36,200
Kanabec	\$57,920	\$36,200	Todd	\$57,920	\$36,200
Kandiyohi	\$57,920	\$36,200	Traverse	\$57,920	\$36,200
Kittson	\$57,920	\$36,200	Wabasha	\$72,400	\$45,250
Koochiching	\$57,920	\$36,200	Wadena	\$57,920	\$36,200
Lac Qui Parle	\$57,920	\$36,200	Waseca	\$59,920	\$37,450
Lake	\$55,840	\$34,900	Washington	\$79,440	\$49,650
Lake Of The Woods	\$57,920	\$36,200	Watsonwan	\$57,920	\$36,200
Le Sueur	\$79,440	\$49,650	Wilkin	\$57,920	\$36,200
Lincoln	\$57,920	\$36,200	Winona	\$60,480	\$37,800
Lyon	\$60,560	\$37,850	Wright	\$79,440	\$49,650
Mahnomen	\$57,920	\$36,200	Yellow Medicine	\$57,920	\$36,200
Marshall	\$58,320	\$36,450			