

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

## ALL CONVENTIONAL PRODUCTS

- For borrowers at or below 80% Area Median Income (AMI) and over 80% AMI:
  - Rates will vary based on borrower income. Check the [Loan Pricing](#) page on the Minnesota Housing website.
  - Mortgage Insurance will vary based on borrower income (see product descriptions for more information).
- To determine if the borrower is above or below 80% AMI, use the first mortgage loan qualifying income.
  - Area median income (AMI) limits (below) are based on the county in which the property is located
  - In the Minnesota Housing commitment system, the qualifying income will determine the rate and product options available.

## FANNIE MAE CONVENTIONAL PRODUCTS

- 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
  - **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.
- 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 3.2.2020.
- 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 (below) 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](http://www.mnhousing.gov) for complete information.*

## CONVENTIONAL PRODUCTS 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 |                 |          |          |