

Use the following Conventional Product [Income Limits](#) (shown below) to determine:

- Minnesota Housing [Interest Rate](#)
 - Borrowers with loan qualifying income ≤ 80% AMI are eligible for **lower tier interest rates**.
- Mortgage Insurance coverage requirements (see product descriptions for more information)
 - Borrowers with loan qualifying income ≤ 80% AMI are eligible for **lower cost mortgage insurance**
 - Upfront Paid Mortgage Insurance option: Requires borrower qualifying income to be ≤ 80% AMI

Instructions:

- 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.
- Find the income limit table that applies to your loan: Table 1. Fannie Mae loans and Freddie Mac Manual UW
Table 2. Freddie Mac Automated underwriting
- When you go to lock the loan in the Minnesota Housing commitment system, the qualifying income will determine the rate and product options.* Follow guidelines in the applicable conventional product description
 - [Fannie Mae Product Description](#)
 - [Freddie Mac Product Description](#)

COUNTY 80% AREA MEDIAN INCOME LIMITS

Table 1.

| FANNIE MAE (all UW types) and FREDDIE MAC MANUAL UW | | |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| COUNTY | 80% AMI (2019 limits) | |
| | 80% AMI (2020 limits) | |
| | DU Initial Run Date prior to June 20, 2020 Freddie Mac Manual UW w/loan application received prior to July 12, 2020 | DU Initial Run Date on/after June 20, 2020 Freddie Mac Manual UW w/loan application received on/after July 12, 2020 |
| Aitkin | \$57,920 | \$58,080 |
| Anoka | \$79,440 | \$82,240 |
| Becker | \$57,920 | \$58,080 |
| Beltrami | \$57,920 | \$58,080 |
| Benton | \$61,040 | \$64,960 |
| Big Stone | \$57,920 | \$58,080 |
| Blue Earth | \$62,800 | \$68,960 |
| Brown | \$59,840 | \$61,120 |
| Carlton | \$57,520 | \$61,440 |
| Carver | \$79,440 | \$82,240 |
| Cass | \$57,920 | \$58,080 |
| Chippewa** | \$58,800 | \$58,640 |
| Chisago | \$79,440 | \$82,240 |
| Clay | \$67,280 | \$71,520 |
| Clearwater | \$57,920 | \$58,080 |
| Cook | \$57,920 | \$58,080 |
| Cottonwood | \$57,920 | \$58,080 |
| Crow Wing | \$57,920 | \$58,080 |
| Dakota | \$79,440 | \$82,240 |
| Dodge | \$72,400 | \$76,480 |
| Douglas | \$61,040 | \$63,520 |
| Faribault | \$57,920 | \$58,080 |
| Fillmore | \$72,400 | \$76,480 |
| Freeborn | \$57,920 | \$58,080 |
| Goodhue | \$65,680 | \$69,440 |
| Grant | \$57,920 | \$58,080 |
| Hennepin | \$79,440 | \$82,240 |
| Houston** | \$62,880 | \$61,440 |
| Hubbard | \$57,920 | \$58,080 |
| Isanti | \$79,440 | \$82,240 |

*If qualifying income is ≤ 80% AMI and the system did not generate the lower tier rate, email mnhousing.solution@state.mn.us for help.

Table 1
(continued):
Fannie Mae Loans
and
Freddie Mac
Manual UW

| COUNTY | 80% AMI (2019 limits) | 80% AMI (2020 limits) |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| | DU Initial Run Date prior to June 20, 2020 Freddie Mac Manual UW w/loan application received prior to July 12, 2020 | DU Initial Run Date on/after June 20, 2020 Freddie Mac Manual UW w/loan application received on/after July 12, 2020 |
| Itasca | \$57,920 | \$58,080 |
| Jackson | \$59,200 | \$59,920 |
| Kanabec | \$57,920 | \$58,080 |
| Kandiyohi | \$57,920 | \$58,720 |
| Kittson | \$57,920 | \$58,480 |
| Koochiching | \$57,920 | \$58,080 |
| Lac Qui Parle | \$57,920 | \$58,080 |
| Lake | \$55,840 | \$59,120 |
| Lake Of The Woods | \$57,920 | \$58,080 |
| Le Sueur | \$79,440 | \$82,240 |
| Lincoln | \$57,920 | \$58,080 |
| Lyon | \$60,560 | \$62,800 |
| Mahnomen | \$57,920 | \$58,080 |
| Marshall | \$58,320 | \$60,800 |
| Martin | \$57,920 | \$58,080 |
| McLeod | \$59,360 | \$61,120 |
| Meeker | \$59,280 | \$61,360 |
| Mille Lacs | \$79,440 | \$82,240 |
| Morrison | \$57,920 | \$58,080 |
| Mower | \$57,920 | \$58,960 |
| Murray | \$58,240 | \$62,000 |
| Nicollet | \$62,800 | \$68,960 |
| Nobles | \$57,920 | \$58,080 |
| Norman | \$57,920 | \$58,080 |
| Olmsted | \$72,400 | \$76,480 |
| Otter Tail | \$57,920 | \$58,080 |
| Pennington | \$57,920 | \$58,640 |
| Pine | \$57,920 | \$58,080 |
| Pipestone | \$57,920 | \$58,080 |
| Polk | \$62,800 | \$71,360 |
| Pope | \$59,040 | \$61,920 |
| Ramsey | \$79,440 | \$82,240 |
| Red Lake | \$59,120 | \$62,000 |
| Redwood | \$57,920 | \$58,080 |
| Renville | \$57,920 | \$58,640 |
| Rice** | \$70,400 | \$65,920 |
| Rock | \$57,920 | \$58,080 |
| Roseau | \$57,920 | \$58,080 |
| Scott | \$79,440 | \$82,240 |
| Sherburne | \$79,440 | \$82,240 |
| Sibley | \$79,440 | \$82,240 |
| St. Louis | \$57,520 | \$61,440 |
| Stearns | \$61,040 | \$64,960 |
| Steele | \$62,800 | \$64,720 |
| Stevens | \$62,000 | \$68,000 |
| Swift | \$57,920 | \$58,080 |
| Todd | \$57,920 | \$58,080 |
| Traverse | \$57,920 | \$58,080 |
| Wabasha | \$72,400 | \$76,480 |
| Wadena | \$57,920 | \$58,080 |
| Waseca | \$59,920 | \$60,160 |
| Washington | \$79,440 | \$82,240 |
| Watsonwan | \$57,920 | \$58,080 |
| Wilkin | \$57,920 | \$58,080 |
| Winona | \$60,480 | \$62,000 |
| Wright | \$79,440 | \$82,240 |
| Yellow Medicine | \$57,920 | \$58,080 |

**Income limits for Chippewa, Houston, and Rice counties decreased for 2020.

Table 2.

| FREDDIE MAC - Automated UW | | | | | | |
|----------------------------|---------------------------------|-----------------|---------------------------------|----------|-----------------------------------|-----------------------------------|
| COUNTY | 80% AMI*** | COUNTY | 80% AMI*** | COUNTY | LPA Accept prior to July 12, 2020 | LPA Accept on/after July 12, 2020 |
| Aitkin | \$58,080 | Marshall | \$60,800 | Chippewa | \$58,800 | \$58,640 |
| Anoka | \$82,240 | Martin | \$58,080 | Houston | \$62,880 | \$61,440 |
| Becker | \$58,080 | McLeod | \$61,120 | Rice | \$70,400 | \$65,920 |
| Beltrami | \$58,080 | Meeker | \$61,360 | | | |
| Benton | \$64,960 | Mille Lacs | \$82,240 | | | |
| Big Stone | \$58,080 | Morrison | \$58,080 | | | |
| Blue Earth | \$68,960 | Mower | \$58,960 | | | |
| Brown | \$61,120 | Murray | \$62,000 | | | |
| Carlton | \$61,440 | Nicollet | \$68,960 | | | |
| Carver | \$82,240 | Nobles | \$58,080 | | | |
| Cass | \$58,080 | Norman | \$58,080 | | | |
| Chippewa | See green column (right) | Olmsted | \$76,480 | | | |
| Chisago | \$82,240 | Otter Tail | \$58,080 | | | |
| Clay | \$71,520 | Pennington | \$58,640 | | | |
| Clearwater | \$58,080 | Pine | \$58,080 | | | |
| Cook | \$58,080 | Pipestone | \$58,080 | | | |
| Cottonwood | \$58,080 | Polk | \$71,360 | | | |
| Crow Wing | \$58,080 | Pope | \$61,920 | | | |
| Dakota | \$82,240 | Ramsey | \$82,240 | | | |
| Dodge | \$76,480 | Red Lake | \$62,000 | | | |
| Douglas | \$63,520 | Redwood | \$58,080 | | | |
| Faribault | \$58,080 | Renville | \$58,640 | | | |
| Fillmore | \$76,480 | Rice | See green column (right) | | | |
| Freeborn | \$58,080 | Rock | \$58,080 | | | |
| Goodhue | \$69,440 | Roseau | \$58,080 | | | |
| Grant | \$58,080 | Scott | \$82,240 | | | |
| Hennepin | \$82,240 | Sherburne | \$82,240 | | | |
| Houston | See green column (right) | Sibley | \$82,240 | | | |
| Hubbard | \$58,080 | St. Louis | \$61,440 | | | |
| Isanti | \$82,240 | Stearns | \$64,960 | | | |
| Itasca | \$58,080 | Steele | \$64,720 | | | |
| Jackson | \$59,920 | Stevens | \$68,000 | | | |
| Kanabec | \$58,080 | Swift | \$58,080 | | | |
| Kandiyohi | \$58,720 | Todd | \$58,080 | | | |
| Kittson | \$58,480 | Traverse | \$58,080 | | | |
| Koochiching | \$58,080 | Wabasha | \$76,480 | | | |
| Lac Qui Parle | \$58,080 | Wadena | \$58,080 | | | |
| Lake | \$59,120 | Waseca | \$60,160 | | | |
| Lake Of The Woods | \$58,080 | Washington | \$82,240 | | | |
| Le Sueur | \$82,240 | Watonwan | \$58,080 | | | |
| Lincoln | \$58,080 | Wilkin | \$58,080 | | | |
| Lyon | \$62,800 | Winona | \$62,000 | | | |
| Mahnomen | \$58,080 | Wright | \$82,240 | | | |
| Marshall | \$60,800 | Yellow Medicine | \$58,080 | | | |

***The applicable Income limits for Rice, Chippewa, and Houston counties depend on whether the loan received an LPA accept recommendation prior to June 12, 2020 (even if re-run on/after June 12). For all other counties Table 2 reflects the 80% AMI loan qualifying income limits for 2020.

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.