

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
- Before locking the loan in the Minnesota Housing commitment system
 - Confirm the rate the system generated matches the rate on the Minnesota Housing rate sheet for the borrower's income tier (above or below 80% AMI).
 - If the rate in the system does not match the rate for the borrower's income tier, contact the Partner Solutions Team at mnhousing.solution@state.mn.us for assistance.

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
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

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	Watsonwan	\$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.