FAIRWAY®
INDEPENDENT MORTGAGE CORPORATION

JUST ANNOUNCED

Fairway's Conventional Loan Limits Increased to $625,000!

Effective October 7, 2021, Fairway's limits for single-unit loans for the contiguous 48 states increases from $548,250 to $625,000, while AK and HI **increases from $822,375 to $935,000.** Please note that loan limit amounts may vary by county. Please consult your Fairway loan officer for more county-specific details.

How does this impact borrowers' buying power?

Many borrowers may have recently been struggling to keep their loan amount under the conforming limit. On the other hand, these same borrowers might not qualify for a jumbo loan due to a lower credit score, insufficient reserves or a complicated work history. This increase could give those borrowers the **buying power they need** to purchase the homes they are after.

Contact us today to learn more!

FAIRWAY® INDEPENDENT MORTGAGE CORPORATION | THE *smith* GROUP
"SIMPLE. LOCAL. SMART."
NOEL SMITH • NMLS# 156016

Noel Smith
Senior Loan Officer, NMLS #156016

Office: 208-429-8897
Cell: 208-406-2451
Fax: 208-321-4154
noels@fairwaymc.com
www.smithmtg.com
12639 West Explorer Drive, Suite 175 & 185, Boise, ID 83713

MILITARY | TOP ORIGINATORS 2021 | TOP 1% MORTGAGE ORIGINATORS In America 2020

Copyright© 2021 Fairway Independent Mortgage Corporation. NMLS#2289. 4750 S. Biltmore Lane, Madison, WI 53718, 1-866-912-4800. All rights reserved. This is not an offer to enter into an agreement. Not all customers will qualify. Information, rates and programs are subject to change without notice. All products are subject to credit and property approval. Other restrictions and limitations may apply. Equal Housing Opportunity.

EQUAL HOUSING OPPORTUNITY 190630