



ASSISTANT SECRETARY FOR HOUSING-  
FEDERAL HOUSING COMMISSIONER

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-8000

**Date: December 11, 2025**

**Mortgagee Letter 2025-22**

**To:** All FHA-Approved Mortgagees  
All Direct Endorsement Underwriters  
All Eligible Submission Sources for Condominium Project Approvals  
All FHA Roster Appraisers  
All FHA-Approved 203(k) Consultants  
All FHA-Approved Title I Lenders  
All HUD-Certified Housing Counselors  
All HUD-Approved Nonprofit Organizations  
All Governmental Entity Participants  
All Real Estate Brokers  
All Closing Agents

---

**Subject** 2026 Home Equity Conversion Mortgage (HECM) Limits

---

**Purpose** This Mortgagee Letter (ML) establishes the 2026 HECM Limits.

---

**Effective Date** The provisions of this ML are effective for case numbers assigned on or after January 1, 2026.

All updates will be incorporated into a forthcoming update of the HUD Handbook 4000.1, *FHA Single Family Housing Policy Handbook* (Handbook 4000.1).

---

**Affected Programs** The provisions of this ML apply to Title II HECM programs.

---

**Background** The Federal Housing Administration's (FHA) HECM Maximum Claim Amount (MCA) limits for Traditional HECM, HECM for Purchase, and HECM-to-HECM refinances are governed by the MCA limitation in sections 255(g) and 255(m) of the National Housing Act, which contains cross-references to section 305(a)(2) of the Federal Home Loan Mortgage

## Mortgagee Letter 2025-22, Continued

Corporation Act (12 U.S.C. § 1454(a)(2)) as further defined in 24 CFR § 206.3. FHA publishes updated limits effective for each calendar year.

FHA HECM limits are available at  
<https://entp.hud.gov/idapp/html/hicostlook.cfm>.

---

### Summary of Changes

This ML updates the HECM MCA.

---

### HECM Maximum Claim Amount Limits

For the period of January 1, 2026, through December 31, 2026, the HECM MCA will be \$1,249,125 (150 percent of Federal Home Loan Mortgage Corporation's (Freddie Mac) national conforming limit of \$832,750).

The MCA of \$1,249,125 is also applicable to the special exception areas: Alaska, Hawaii, Guam, and the Virgin Islands.

---

### Paperwork Reduction Act

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act (PRA) of 1995 (44 U.S.C. 3501-3520) and assigned OMB control numbers 2502-0005; 2502-0059; 2502-0117; 2502-0189; 2502-0302; 2502-0306; 2502-0322; 2502-0328; 2502-0358; 2502-0404; 2502-0414; 2502-0429; 2502-0494; 2502-0496; 2502-0524; 2502-0525; 2502-0527; 2502-0538; 2502-0540; 2502-0556; 2502-0561; 2502-0566; 2502-0570; 2502-0583; 2502-0584; 2502-0589; 2502-0600; 2502-0610; and 2502-0611. In accordance with the PRA, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

---

### Feedback or Questions

HUD welcomes feedback from interested parties and will consider feedback in determining the need for future updates. Any feedback or questions regarding this ML may be directed to the FHA Resource Center at 1-800-CALLFHA (1-800-225-5342), [answers@hud.gov](mailto:answers@hud.gov), or [www.hud.gov/answers](http://www.hud.gov/answers). The FHA Resource Center is prepared to accept calls from persons who are deaf or hard of hearing, as well as individuals

## Mortgagee Letter 2025-22, Continued

with speech or communication disabilities. Information on how to make an accessible phone call is available at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

---

### Signature

//s14//

Frank Cassidy  
Principal Deputy Assistant Secretary for Housing

---