

## NOTICE TO ALL CUSTOMERS

### Conventional 2025 Area Median Income (AMI) Limits, Condominium Project Review Updates and Other Reminders

FLCBank is notifying customers of the recent updates published by Fannie Mae and Freddie Mac around various topics, changes to FLCBank's Condominium Project Review Submission and reminds customers the date is approaching to implement FHA ML 2025-09 revising the Residency Requirements which take effect for FHA Case Numbers Assigned on or After May 25<sup>th</sup>.

#### Conventional 2025 Area Median Income (AMI) Limits

The Federal Housing Finance Agency (FHFA) recently issued the income limits for the Area Median Income (AMI) for 2025. These AMIs are used in determining borrower eligibility for GSEs affordable mortgages and also used in determining eligibility for certain loan-level price adjustment waivers for first-time homebuyers; consequently, Fannie Mae and Freddie Mac announced the timing for when these updates will be incorporated in their respective AUS technology systems (DU and LPA).

#### Freddie Mac

LPA and Freddie Mac's Income & Property Eligibility Lookup tools are updated to reflect the updated limits used to determine if the Borrower's annual qualifying income meets:

- Home Possible (Income must be less than or equal to 80% of the AMI for the location of the property)
- Refi Possible (Income must be less than or equal to 100% of the AMI for the location of the property)
- Eligibility for First-Time Homebuyer and Duty to Serve loans

The Area Median Income limits for 2025

- Home Possible

Effective May 18, 2025:

- LPA will apply the 2025 AMI limits to **new loans submitted to LPA** on or after May 18. For loans submitted to LPA prior to May 18, the higher of the 2024 AMI or the 2025 AMI limits will apply.
- For loans submitted to LPA for the **first time on or after May 18, 2025**, and the key number could not be identified, or the last submission prior to May 18, 2025, was not a Home Possible mortgage, the 2025 limits will be applied regardless of if the AMI limits have increased or decreased.

- Refi Possible

Effective May 18, 2025:

- LPA will apply the 2025 AMI limits to **new loans submitted to LPA** on or after May 18.

- First-Time Homebuyers and Duty to Serve loans

- Although the 2025 Area Median Income limits in most areas have increased, in many areas, the Area Median Income limits have decreased. Therefore, for Mortgages originated under the First-Time Homebuyer and/or Duty to Serve Credit Fee Caps **submitted to LPA prior to May 18, 2025**, and the subject property is located in an area where the Area Median Income limit decreased, FLCBank requires such mortgage to close and be delivered to FLCBank for purchase by no later than June 1, 2025.
- LPA will apply the 2025 AMI limits to **new loans submitted to LPA** on or after May 18, 2025.

Please reference full product guidelines posted on the FLCBank website at [www.flcbmtg.com](http://www.flcbmtg.com). All products are subject to credit and property approval. Program terms and conditions are subject to change without notice. Not all products are available in all states for all dollar amounts. Other restrictions and limitations apply. FLCBank is a registered trademark of Florida Capital Bank, N.A. Member FDIC NMLS 790396 Equal Housing Lender. FLCBank 10151 Deerwood Park Blvd. Bldg. 100, Suite 200, Jacksonville, FL 32256 1.866.295.0014

## Fannie Mae

DU and Fannie Mae's Area Median Income Lookup Tool are updated to reflect the updated limits used to determine if the Borrower's annual qualifying income meets:

- HomeReady (Income must be less than or equal to 80% of the AMI for the location of the property)
- RefiNow (Income must be less than or equal to 100% of the AMI for the location of the property)
- Eligibility requirements for First-Time Homebuyer and Duty to Serv loans

The Area Median Income limits for 2025

- HomeReady

Effective May 18, 2025:

- DU will apply the 2025 AMI limits to **new loans submitted to DU** on or after May 18. For loans submitted to DU prior to May 18, the 2024 AMI limits will apply.

- RefiNow

Effective May 18, 2025:

- DU will apply the 2025 AMI limits to **new loans submitted to DU** on or after May 18.

- First-Time Homebuyers and Duty to Serve loans

- To ensure loans are not affected by AMI limits that decreased in 2025, DU will continue to use the application received date to determine which AMI limit to use when evaluating eligibility for the LLPA waiver; therefore, **loans submitted to DU prior to May 18, 2025**, will use the 2024 AMI limits for the purpose of applying the waiver.
- For loans with **new DU loans submitted after May 18, 2025**, lenders should confirm waiver eligibility based on 2025 AMI limits.

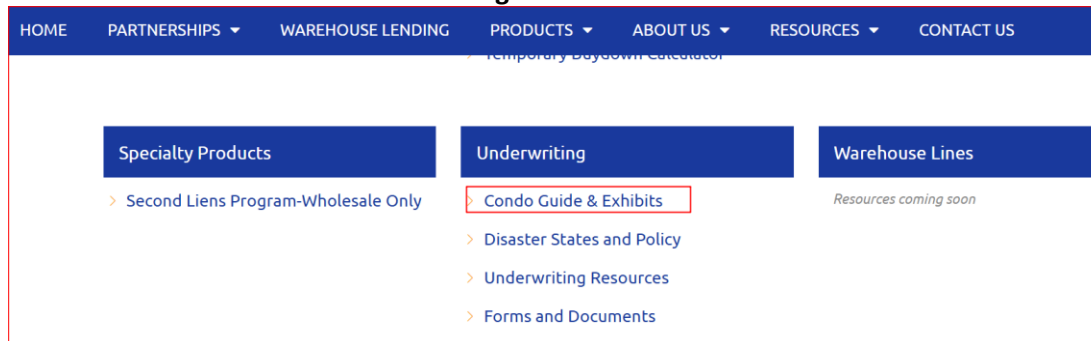
**It is important for lenders to become aware that the AMI data used by the GSEs (Fannie Mae and Freddie Mac) may differ from the AMI estimates posted on the U.S. Department of Housing and Urban Development's website.**

## Condominium Project Review Update

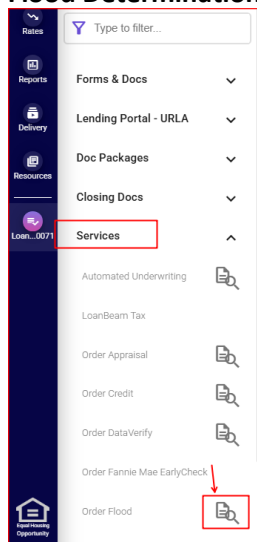
In an effort to streamline the Condominium Project Review process and provide effective communication to our customers, FLCBank is making changes to the Condominium Project Review Process which includes a new email address for project approval submissions effective Tuesday May 20, 2025:

- All project review submissions must be sent to the new email address [reviews@condoreviews.com](mailto:reviews@condoreviews.com)
- Ensure the FLCBank loan number is referenced along with the Project Name and location in the Subject Line.
- The Loan Originator is to provide all the required documentation listed in the applicable FLCBank Condominium Review Checklist and Condominium Questionnaire completed by the HOA to the condo review department via email and carbon copy your FLCBank Account Executive (AE). You can access FLCBank Condominium Review Checklist and Condominium Questionnaire in [FLCBank Resource Center](#) Underwriting Tab – Condo Guides and Exhibits (see Exhibit 1).
- All Condominium Project Review submissions require a copy of the Flood Determination Certificate which now can be printed by the customer from our LOS services tab (see Exhibit 2).
- The Condo\_PUD Guides have been updated to reference the new email address

### Exhibit 1 – Resource Center Underwriting Tab – Condo Guides and Exhibits



### Exhibit 2 – LOS-Mortgagbot Services Tab, then click on the “Order Flood” Magnifying glass icon to print the Flood Determination Certificate.



*Please reference full product guidelines posted on the FLCBank website at [www.flcbmtg.com](http://www.flcbmtg.com). All products are subject to credit and property approval. Program terms and conditions are subject to change without notice. Not all products are available in all states for all dollar amounts. Other restrictions and limitations apply. FLCBank is a registered trademark of Florida Capital Bank, N.A. Member FDIC NMLS 790396 Equal Housing Lender. FLCBank 10151 Deerwood Park Blvd. 100, Suite 200, Jacksonville, FL 32256 1.866.295.0014*

**FHA Residency Requirements Reminder**

As announced by FLCBank via Bulletin #2025-AC-010 on April 29, 2025, effective with **FHA Case Numbers assigned on or after May 25, 2025**, Non-Permanent Resident Aliens are no longer eligible borrowers under the FHA loan program as published via Mortgage Letter 2025-09.

FHA	
Old Policy Non-Permanent Resident Alien Eligibility	New Policy Non-Permanent Resident Alien Eligibility Effective with FHA Case Numbers Assigned 5/25/2025
<p>A Non-permanent resident alien may be acceptable for FHA financing, provided the Borrower is eligible to work in the U.S. by providing:</p> <ul style="list-style-type: none"><li>○ An unexpired Employment Authorization Document (EAD) issued by USCIS.</li><li>○ A USCIS Form I-94 evidencing H-1B status and evidence of employment by the authorized H-1B employer for a minimum of one (1) year.</li><li>○ Evidence of being granted refugee or asylee status by the USCIS; or</li><li>○ A borrower residing in the U.S. by virtue of refugee or asylee status granted by the USCIS must provide an Employment Authorization Document (EAD) or USCIS Form I-94 indicating refugee or asylum status (EAD codes A03 or A05).</li></ul>	<p>Non-Permanent Residents are not eligible for FHA-insured mortgage financing with <b>FHA Case Numbers assigned on or after May 25, 2025</b>.</p> <p>With this change, non-permanent resident aliens will not be eligible to refinance their existing FHA-insured mortgage under any FHA refinance program; if, however, a borrower who is a permanent resident has a non-borrowing spouse who is a non-permanent resident who will not be on the new refinance transaction, is eligible for FHA financing.</p>

For full details, please log in to the FLCBank [Resource Center](#) to access the updated Guidelines.

If you have any questions, please contact your [Account Executive](#) or [Client Relations Representative](#).