

May 17, 2024

Directive 2024-03

**TO: ALL PARTICIPATING LENDERS**  
**SUBJECT: MMP INCOME AND PURCHASE PRICE LIMITS FOR 2024**

Maryland Department of Housing and Community Development, which includes the Community Development Administration and the Maryland Mortgage Program (MMP), would like to inform you that the MMP Income and Purchase Price Limits for 2024 enclosed below are effective for loans reserved in Lender Online on or after May 17, 2024.

Income Limits & Maximum Acquisition Costs: please carefully review the chart as, for example, there were increases to St. Mary's County income limits.

CDA Maximum Mortgage Amounts: in 5 of the 24 jurisdictions the FHA Maximum Mortgage Amount exceeded \$766,550. However, the Maximum Mortgage Loan Amount for MMP is capped at \$766,550 which is the FHFA conforming loan limits for 2024.

The "Income Limits, Maximum Acquisition Costs and CDA Maximum Mortgage Limits" chart is enclosed and will also be uploaded to our website on this page:

[mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx](http://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx)

As always, we appreciate your continued participation in our programs. If you have any questions concerning this Directive, please email [singlefamilyhousing.dhcd@maryland.gov](mailto:singlefamilyhousing.dhcd@maryland.gov).

Thank you,

*Kamili Jamal Brown*

Assistant Director / Operations Manager  
Single Family Homeownership

**FEDERAL LIMITS**  
**2024 INCOME LIMITS, 2024 MAXIMUM ACQUISITION COSTS**  
**2024 FHA MAXIMUM MORTGAGE LIMITS**

**EFFECTIVE AS OF 5/17/2024**

COUNTIES & CITY	INCOME LIMITS			MAXIMUM ACQUISITION COSTS		FHA Maximum Mortgage Limits
	Household Size	Non-Targeted	Targeted	Non-Targeted	Targeted	
Allegany County	1 or 2		\$149,400		\$624,481	\$498,257
	3 or more		\$174,300			
Anne Arundel County	1 or 2	\$124,500	\$149,400	\$683,977	\$835,971	\$667,000
	3 or more	\$143,175	\$174,300			
Baltimore City	1 or 2		\$149,400		\$835,971	\$667,000
	3 or more		\$174,300			
Baltimore County	1 or 2	\$124,500	\$149,400	\$683,977	\$835,971	\$667,000
	3 or more	\$143,175	\$174,300			
Calvert County	1 or 2	\$185,640		\$1,179,091		\$1,149,825
	3 or more	\$216,580				
Caroline County	1 or 2		\$149,400		\$624,481	\$498,257
	3 or more		\$174,300			
Carroll County	1 or 2	\$124,500		\$683,977		\$667,000
	3 or more	\$143,175				
Cecil County	1 or 2	\$124,500		\$571,946		\$557,750
	3 or more	\$143,175				
Charles County	1 or 2	\$185,640		\$1,179,091		\$1,149,825
	3 or more	\$216,580				
Dorchester County	1 or 2		\$149,400		\$624,481	\$498,257
	3 or more		\$174,300			
Frederick County	1 or 2	\$185,640	\$185,640	\$1,179,091	\$1,441,111	\$1,149,825
	3 or more	\$216,580	\$216,580			
Garrett County	1 or 2		\$149,400		\$624,481	\$498,257
	3 or more		\$174,300			

COUNTIES & CITY	INCOME LIMITS			MAXIMUM ACQUISITION COSTS		FHA Maximum Mortgage Limits
	Household Size	Non-Targeted	Targeted	Non-Targeted	Targeted	
Harford County	1 or 2	\$124,500	\$149,400	\$683,977	\$835,971	\$667,000
	3 or more	\$143,175	\$174,300			
Howard County	1 or 2	\$124,500		\$683,977		\$667,000
	3 or more	\$143,175				
Kent County	1 or 2		\$149,400		\$624,481	\$498,257
	3 or more		\$174,300			
Montgomery County	1 or 2	\$185,640	\$185,640	\$1,179,091	\$1,441,111	\$1,149,825
	3 or more	\$216,580	\$216,580			
Prince George's County	1 or 2	\$185,640	\$185,640	\$1,179,091	\$1,441,111	\$1,149,825
	3 or more	\$216,580	\$216,580			
Queen Anne's County	1 or 2	\$124,500		\$683,977		\$667,000
	3 or more	\$143,175				
St. Mary's County	1 or 2	\$143,900		\$510,939		\$498,257
	3 or more	\$165,485				
Somerset County	1 or 2		\$149,400		\$624,481	\$498,257
	3 or more		\$174,300			
Talbot County	1 or 2	\$124,500		\$510,939		\$498,257
	3 or more	\$143,175				
Washington County	1 or 2	\$124,500	\$149,400	\$510,939	\$624,481	\$498,257
	3 or more	\$143,175	\$174,300			
Wicomico County	1 or 2	\$124,500	\$149,400	\$510,939	\$624,481	\$498,257
	3 or more	\$143,175	\$174,300			
Worcester County	1 or 2	\$124,500		\$510,939		\$498,257
	3 or more	\$143,175				

**MARYLAND MORTGAGE PROGRAM LIMITS  
2024 INCOME LIMITS, 2024 MAXIMUM ACQUISITION COSTS &  
2024 CDA MAXIMUM MORTGAGE LIMITS**

**EFFECTIVE AS OF 5/17/2024**

COUNTIES & CITY	INCOME LIMITS			MAXIMUM ACQUISITION COSTS		CDA Maximum Mortgage Limits ***
	Household Size	Non-Targeted	Targeted	Non-Targeted	Targeted	
Allegany County	1 or 2		\$149,400		\$624,481	\$498,257
	3 or more		\$174,300			
Anne Arundel County	1 or 2	\$124,500	\$149,400	\$683,977	\$835,971	\$667,000
	3 or more	\$143,175	\$174,300			
Baltimore City	1 or 2		\$149,400		\$835,971	\$667,000
	3 or more		\$174,300			
Baltimore County	1 or 2	\$124,500	\$149,400	\$683,977	\$835,971	\$667,000
	3 or more	\$143,175	\$174,300			
Calvert County	1 or 2	\$185,640		\$1,179,091		\$766,550
	3 or more	\$216,580				
Caroline County	1 or 2		\$149,400		\$624,481	\$498,257
	3 or more		\$174,300			
Carroll County	1 or 2	\$124,500		\$683,977		\$667,000
	3 or more	\$143,175				
Cecil County	1 or 2	\$124,500		\$571,946		\$557,750
	3 or more	\$143,175				
Charles County	1 or 2	\$185,640		\$1,179,091		\$766,550
	3 or more	\$216,580				
Dorchester County	1 or 2		\$149,400		\$624,481	\$498,257
	3 or more		\$174,300			
Frederick County	1 or 2	\$185,640	\$185,640	\$1,179,091	\$1,441,111	\$766,550
	3 or more	\$216,580	\$216,580			
Garrett County	1 or 2		\$149,400		\$624,481	\$498,257
	3 or more		\$174,300			

\*\*\*NOTE: Mortgage Limits for CDA Loans are based on the lesser of the Maximum Acquisition Cost or the FHA Forward One-Family limit found at <https://entp.hud.gov/idapp/html/hicost1.cfm>.

COUNTIES & CITY	INCOME LIMITS			MAXIMUM ACQUISITION COSTS		CDA Maximum Mortgage Limits ***
	Household Size	Non-Targeted	Targeted	Non-Targeted	Targeted	
Harford County	1 or 2	\$124,500	\$149,400	\$683,977	\$835,971	\$667,000
	3 or more	\$143,175	\$174,300			
Howard County	1 or 2	\$124,500		\$683,977		\$667,000
	3 or more	\$143,175				
Kent County	1 or 2		\$149,400		\$624,481	\$498,257
	3 or more		\$174,300			
Montgomery County	1 or 2	\$185,640	\$185,640	\$1,179,091	\$1,441,111	\$766,550
	3 or more	\$216,580	\$216,580			
Prince George's County	1 or 2	\$185,640	\$185,640	\$1,179,091	\$1,441,111	\$766,550
	3 or more	\$216,580	\$216,580			
Queen Anne's County	1 or 2	\$124,500		\$683,977		\$667,000
	3 or more	\$143,175				
St. Mary's County	1 or 2	\$143,900		\$510,939		\$498,257
	3 or more	\$165,485				
Somerset County	1 or 2		\$149,400		\$624,481	\$498,257
	3 or more		\$174,300			
Talbot County	1 or 2	\$124,500		\$510,939		\$498,257
	3 or more	\$143,175				
Washington County	1 or 2	\$124,500	\$149,400	\$510,939	\$624,481	\$498,257
	3 or more	\$143,175	\$174,300			
Wicomico County	1 or 2	\$124,500	\$149,400	\$510,939	\$624,481	\$498,257
	3 or more	\$143,175	\$174,300			
Worcester County	1 or 2	\$124,500		\$510,939		\$498,257
	3 or more	\$143,175				

\*\*\*NOTE: Mortgage Limits for CDA Loans are based on the lesser of the Maximum Acquisition Cost or the FHA Forward One-Family limit found at <https://entp.hud.gov/idapp/html/hicost1.cfm>.

**MAXIMUM LOAN AMOUNT: \$766,550 with the following exceptions:**

- **For FHA loans, Base Loan Amount plus the FHA Up Front Mortgage Insurance Premium (UFMIP) may not exceed \$766,550**
- **For VA, RHS and Conventional loans, base loan amount plus VA funding fee, RHS guarantee fee or conventional single premium mortgage insurance may not exceed \$766,550**
- **Income limits for an RHS-guaranteed loan are the LESSER of the Maryland Mortgage Program Income Limits referenced above or the RHS Guaranteed Program Income Limits**