

FNMA AMI and WHEDA Compliance Income Limits

	FNMA 80% AMI	WHEDA Household Compliance Income Limits							
County (City)	QUALIFYING INCOME ONLY! (to determine MI coverage only) Effective 06/12/23**	First-Time Home Buyer, MCC, VALOR				Conventional & FHA		Down Payment Assistance	
		Effective February 13, 2024				Effective February 13, 2024			
		non-target		target		non-target		Easy Close	Capital Access
		1-2 Person	3+	1-2	3+	1-2	3+		
Adams	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005	DETERMINED BY THE FIRST MORTGAGE PROGRAM	USE CAPITAL ACCESS INCOME AND PURCHASE PRICE LIMITS FOR 1ST AND DPA
Ashland	\$68,800	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Barron	\$68,800	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Bayfield	\$68,800	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Brown	\$77,840	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Green Bay*	-	-	-	\$115,560	\$134,820	-	-		
Buffalo	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Burnett	\$68,800	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Calumet	\$83,520	\$101,300	\$116,495	-	-	\$116,495	\$136,755		
Chippewa	\$73,040	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Clark	\$68,800	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Columbia	\$93,680	\$97,900	\$112,585	-	-	\$112,585	\$132,165		
Crawford	\$68,800	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Dane	\$93,680	\$122,100	\$140,415	-	-	\$140,415	\$164,835		
Madison*	-	-	-	\$146,520	\$170,940	-	-		
Dodge	\$72,080	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Watertown*	-	-	-	\$115,560	\$134,820	-	-		
Door	\$72,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Douglas	\$75,120	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Superior*	-	-	-	\$115,560	\$134,820	-	-		
Dunn	\$73,520	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Eau Claire	\$73,040	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Augusta*	-	-	-	\$115,560	\$134,820	-	-		
Eau Claire*	-	-	-	\$115,560	\$134,820	-	-		
Florence	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		

*Click here to view designated target areas within a city/village.

(Applicants do not have to be first-time home buyers in designated target areas.)

**Effective for DO/DU Casefiles submitted on or after June 12, 2023.

FNMA AMI and WHEDA Compliance Income Limits

	FNMA 80% AMI	WHEDA Household Compliance Income Limits							
County (City)	QUALIFYING INCOME ONLY! (to determine MI coverage only) Effective 06/12/23**	First-Time Home Buyer, MCC, VALOR				Conventional & FHA		Down Payment Assistance	
		Effective February 13, 2024				Effective February 13, 2024			
		non-target		target		non-target		Easy Close	Capital Access
		1-2 Person	3+	1-2	3+	1-2	3+		
Fond Du Lac	\$77,760	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Forest	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Grant	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Green	\$93,680	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Green Lake	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Iowa	\$93,680	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Iron	\$68,800	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Jackson	\$68,800	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Jefferson	\$76,720	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Juneau	\$68,800	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Kenosha	\$87,520	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
<i>Kenosha*</i>	-	-	-	\$115,560	\$134,820	-	-		
Kewaunee	\$77,840	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
La Crosse	\$74,720	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
<i>La Crosse*</i>	-	-	-	\$115,560	\$134,820	-	-		
Lafayette	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Langlade	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Lincoln	\$78,240	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Manitowoc	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Marathon	\$78,240	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
<i>Wausau*</i>	-	-	-	\$115,560	\$134,820	-	-		
Marinette	\$68,800	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Marquette	\$68,800	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Menominee	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
<i>Partial County*</i>	-	-	-	\$115,560	\$134,820	-	-		

DETERMINED BY THE FIRST MORTGAGE PROGRAM

[USE CAPITAL ACCESS INCOME AND PURCHASE PRICE LIMITS FOR 1ST AND DPA](#)

*Click here to view designated target areas within a city/village.

(Applicants do not have to be first-time home buyers in designated target areas.)

**Effective for DO/DU Casefiles submitted on or after June 12, 2023.

FNMA AMI and WHEDA Compliance Income Limits

	FNMA 80% AMI	WHEDA Household Compliance Income Limits							
County (City)	QUALIFYING INCOME ONLY! (to determine MI coverage only) Effective 06/12/23**	First-Time Home Buyer, MCC, VALOR				Conventional & FHA		Down Payment Assistance	
		Effective February 13, 2024				Effective February 13, 2024			
		non-target		target		non-target		Easy Close	Capital Access
		1-2 Person	3+	1-2	3+	1-2	3+		
Milwaukee	\$80,480	\$99,900	\$114,885	-	-	\$114,885	\$134,865		
<i>Milwaukee*</i>	-	-	-	\$119,880	\$139,860	-	-		
Monroe	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Oconto	\$77,840	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Oneida	\$70,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Outagamie	\$83,520	\$101,300	\$116,495	-	-	\$116,495	\$136,755		
<i>Grand Chute*</i>	-	-	-	\$121,560	\$141,820	-	-		
Ozaukee	\$80,480	\$99,900	\$114,885	-	-	\$114,885	\$134,865		
Pepin	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Pierce	\$99,440	\$124,200	\$142,830	-	-	\$142,830	\$167,670		
Polk	\$70,960	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
<i>Clear Lake*</i>	-	-	-	\$115,560	\$134,820	-	-		
Portage	\$73,520	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
<i>Stevens Point*</i>	-	-	-	\$115,560	\$134,820	-	-		
Price	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Racine	\$74,320	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
<i>Racine*</i>	-	-	-	\$115,560	\$134,820	-	-		
Richland	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Rock	\$71,360	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
<i>Beloit*</i>	-	-	-	\$115,560	\$134,820	-	-		
<i>Janesville*</i>	-	-	-	\$115,560	\$134,820	-	-		
Rusk	\$68,800	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Sauk	\$75,600	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Sawyer	\$68,800	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Shawano	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		

DETERMINED BY THE FIRST MORTGAGE PROGRAM

[USE CAPITAL ACCESS INCOME AND PURCHASE PRICE LIMITS FOR 1ST AND DPA](#)

*Click here to view designated target areas within a city/village.

(Applicants do not have to be first-time home buyers in designated target areas.)

**Effective for DO/DU Casefiles submitted on or after June 12, 2023.

FNMA AMI and WHEDA Compliance Income Limits

	FNMA 80% AMI	WHEDA Household Compliance Income Limits							
County (City)	QUALIFYING INCOME ONLY! (to determine MI coverage only) Effective 06/12/23**	First-Time Home Buyer, MCC, VALOR				Conventional & FHA		Down Payment Assistance	
		Effective February 13, 2024				Effective February 13, 2024			
		non-target		target		non-target		Easy Close	Capital Access
		1-2 Person	3+	1-2	3+	1-2	3+		
Sheboygan	\$76,880	\$96,300	\$110,745	-	-	\$110,745	\$130,005	DETERMINED BY THE FIRST MORTGAGE PROGRAM	USE CAPITAL ACCESS INCOME AND PURCHASE PRICE LIMITS FOR 1ST AND DPA
Sheboygan*	-	-	-	\$115,560	\$134,820	-	-		
St. Croix	\$99,440	\$124,200	\$142,830	-	-	\$142,830	\$167,670		
Taylor	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Trempeleau	\$69,680	-	-	\$115,560	\$134,820	\$110,745	\$130,005		
Vernon	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
La Farge*	-	-	-	\$115,560	\$134,820	-	-		
Vilas	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Walworth	\$79,680	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Washburn	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Washington	\$80,480	\$99,900	\$114,885	-	-	\$114,885	\$134,865		
Waukesha	\$80,480	\$99,900	\$114,885	-	-	\$114,885	\$134,865		
Waupaca	\$70,480	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Waushara	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Winnebago	\$75,680	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Oshkosh*	-	-	-	\$115,560	\$134,820	-	-		
Wood	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		

Applicants do not have to be first-time home buyers in designated target areas.

* [Click here to view target areas](#)

*Click here to view designated target areas within a city/village.

(Applicants do not have to be first-time home buyers in designated target areas.)

**Effective for DO/DU Casefiles submitted on or after June 12, 2023.

WHEDA Purchase Price and Loan Limits

First-Time Home Buyer, MCC, VALOR Purchase Price Limits			
Non-Target Area		Target Area	
Effective June 12, 2023		Effective June 12, 2023	
1 Unit	2-4 Unit	1 Unit	2-4 Unit
\$481,176	\$616,111	\$588,104	\$753,024

FHA Loan Limits			Conventional Loan Limit Effective December 15, 2023
Effective January 1, 2024			
County	1 Unit	2 Unit	
Pierce	\$515,200	\$659,550	
St. Croix	\$515,200	\$659,550	
All Other Counties	\$498,257	\$637,950	