

FNMA AMI and WHEDA Compliance Income Limits

County (City)	FNMA 80% AMI	WHEDA Household Compliance Income Limits						Down Payment Assistance			
	QUALIFYING INCOME ONLY! (to determine MI coverage only) Effective 05/19/2024**	First-Time Home Buyer, MCC, VALOR				Conventional & FHA				Easy Close	Capital Access
		Effective May 13, 2024						Effective May 13, 2024			
		non-target		target		non-target		1-2	3+		
1-2 Person	3+	1-2	3+	1-2	3+						
Adams	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490	DETERMINED BY THE FIRST MORTGAGE PROGRAM	USE CAPITAL ACCESS INCOME AND PURCHASE PRICE LIMITS FOR 1ST AND DPA		
Ashland	\$69,280	-	-	\$116,880	\$136,360	\$112,010	\$131,490				
Barron	\$69,280	-	-	\$116,880	\$136,360	\$112,010	\$131,490				
Bayfield	\$69,280	-	-	\$116,880	\$136,360	\$112,010	\$131,490				
Brown	\$77,520	\$98,000	\$112,700	-	-	\$112,700	\$132,300				
Green Bay*	-	-	-	\$117,600	\$137,200	-	-				
Buffalo	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
Burnett	\$69,280	-	-	\$116,880	\$136,360	\$112,010	\$131,490				
Calumet	\$83,200	\$104,000	\$119,600	-	-	\$119,600	\$140,400				
Chippewa	\$79,520	\$99,400	\$114,310	-	-	\$114,310	\$134,190				
Clark	\$69,280	-	-	\$116,880	\$136,360	\$112,010	\$131,490				
Columbia	\$96,960	\$99,600	\$114,540	-	-	\$114,540	\$134,460				
Crawford	\$69,280	-	-	\$116,880	\$136,360	\$112,010	\$131,490				
Dane	\$96,960	\$125,900	\$144,785	-	-	\$144,785	\$169,965				
Madison*	-	-	-	\$151,080	\$176,260	-	-				
Dodge	\$73,360	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
Watertown*	-	-	-	\$116,880	\$136,360	-	-				
Door	\$73,840	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
Douglas	\$76,480	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
Superior*	-	-	-	\$116,880	\$136,360	-	-				
Dunn	\$75,520	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
Eau Claire	\$79,520	\$99,400	\$114,310	-	-	\$114,310	\$134,190				
Augusta*	-	-	-	\$119,280	\$139,160	-	-				
Eau Claire*	-	-	-	\$119,280	\$139,160	-	-				
Florence	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490				

*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 May 19, 2024.

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	QUALIFYING INCOME ONLY! (to determine MI coverage only) Effective 05/19/2024**	First-Time Home Buyer, MCC, VALOR				Conventional & FHA		Down Payment Assistance				
		Effective May 13, 2024									Effective May 13, 2024	
		non-target		target		non-target						
	1-2 Person	3+	1-2	3+	1-2	3+						
Fond Du Lac	\$76,560	\$97,400	\$112,010	-	-	\$112,010	\$131,490					
Forest	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490					
Grant	\$70,640	\$97,400	\$112,010	-	-	\$112,010	\$131,490					
Green	\$96,960	\$98,000	\$112,700	-	-	\$112,700	\$132,300					
Green Lake	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490					
Iowa	\$96,960	\$105,300	\$121,095	-	-	\$121,095	\$142,155					
Iron	\$69,280	-	-	\$116,880	\$136,360	\$112,010	\$131,490					
Jackson	\$69,280	-	-	\$116,880	\$136,360	\$112,010	\$131,490					
Jefferson	\$80,320	\$100,400	\$115,460	-	-	\$115,460	\$135,540					
Juneau	\$69,280	-	-	\$116,880	\$136,360	\$112,010	\$131,490					
Kenosha	\$87,840	\$97,800	\$112,470	-	-	\$112,470	\$132,030					
<i>Kenosha*</i>	-	-	-	\$117,360	\$136,920	-	-					
Kewaunee	\$77,520	\$98,000	\$112,700	-	-	\$112,700	\$132,300					
La Crosse	\$78,720	\$98,400	\$113,160	-	-	\$113,160	\$132,840					
<i>La Crosse*</i>	-	-	-	\$118,080	\$137,760	-	-					
Lafayette	\$70,000	\$97,400	\$112,010	-	-	\$112,010	\$131,490					
Langlade	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490					
Lincoln	\$73,120	\$97,400	\$112,010	-	-	\$112,010	\$131,490					
Manitowoc	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490					
Marathon	\$73,120	\$97,400	\$112,010	-	-	\$112,010	\$131,490					
<i>Wausau*</i>	-	-	-	\$116,880	\$136,360	-	-					
Marinette	\$69,280	-	-	\$116,880	\$136,360	\$112,010	\$131,490					
Marquette	\$69,280	-	-	\$116,880	\$136,360	\$112,010	\$131,490					
Menominee	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490					
<i>Partial County*</i>	-	-	-	\$116,880	\$136,360	-	-					

DETERMINED BY THE FIRST MORTGAGE PROGRAM

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

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		Effective May 13, 2024						Effective May 13, 2024			
		Effective 05/19/2024**	non-target		target		non-target				
	1-2 Person	3+	1-2	3+	1-2	3+					
Milwaukee	\$81,680	\$102,100	\$117,415	-	-	\$117,415	\$137,835	DETERMINED BY THE FIRST MORTGAGE PROGRAM	USE CAPITAL ACCESS INCOME AND PURCHASE PRICE LIMITS FOR 1ST AND DPA		
<i>Milwaukee*</i>	-	-	-	\$122,520	\$142,940	-	-				
Monroe	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
Oconto	\$77,520	-	-	\$116,880	\$136,360	\$112,010	\$131,490				
Oneida	\$71,360	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
Outagamie	\$83,200	\$104,000	\$119,600	-	-	\$119,600	\$140,400				
<i>Grand Chute*</i>	-	-	-	\$124,800	\$145,600	-	-				
Ozaukee	\$81,680	\$102,100	\$117,415	-	-	\$117,415	\$137,835				
Pepin	\$71,200	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
Pierce	\$98,960	\$124,200	\$142,830	-	-	\$142,830	\$167,670				
Polk	\$73,600	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
<i>Clear Lake*</i>	-	-	-	\$116,880	\$136,360	-	-				
Portage	\$79,280	\$99,100	\$113,965	-	-	\$113,965	\$133,785				
<i>Stevens Point*</i>	-	-	-	\$118,920	\$138,740	-	-				
Price	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
Racine	\$77,840	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
<i>Racine*</i>	-	-	-	\$116,880	\$136,360	-	-				
Richland	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
Rock	\$68,560	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
<i>Beloit*</i>	-	-	-	\$116,880	\$136,360	-	-				
<i>Janesville*</i>	-	-	-	\$116,880	\$136,360	-	-				
Rusk	\$69,280	-	-	\$116,880	\$136,360	\$112,010	\$131,490				
Sauk	\$80,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490				
Sawyer	\$69,280	-	-	\$116,880	\$136,360	\$112,010	\$131,490				
Shawano	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490				

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		Effective May 13, 2024							Effective May 13, 2024	
		non-target		target		non-target		Easy Close	Capital Access	
1-2 Person	3+	1-2	3+	1-2	3+					
Effective 05/19/2024**										
Sheboygan	\$69,440	\$97,400	\$112,010	-	-	\$112,010	\$131,490	DETERMINED BY THE FIRST MORTGAGE PROGRAM	USE CAPITAL ACCESS INCOME AND PURCHASE PRICE LIMITS FOR 1ST AND DPA	
<i>Sheboygan*</i>	-	-	-	\$116,880	\$136,360	-	-			
St. Croix	\$98,960	\$124,200	\$142,830	-	-	\$142,830	\$167,670			
Taylor	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
Trempeleau	\$72,880	-	-	\$116,880	\$136,360	\$112,010	\$131,490			
Vernon	\$70,640	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
<i>La Farge*</i>	-	-	-	\$116,880	\$136,360	-	-			
Vilas	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
Walworth	\$80,960	\$101,200	\$116,380	-	-	\$116,380	\$136,620			
Washburn	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
Washington	\$81,680	\$102,100	\$117,415	-	-	\$117,415	\$137,835			
Waukesha	\$81,680	\$102,100	\$117,415	-	-	\$117,415	\$137,835			
Waupaca	\$71,600	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
Waushara	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
Winnebago	\$79,280	\$99,000	\$113,850	-	-	\$113,850	\$133,650			
<i>Oshkosh*</i>	-	-	-	\$118,800	\$138,600	-	-			
Wood	\$69,280	\$97,400	\$112,010	-	-	\$112,010	\$131,490			

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WHEDA Purchase Price and Loan Limits

First-Time Home Buyer, MCC, VALOR Purchase Price Limits			
Non-Target Area		Target Area	
Effective May 13, 2024		Effective May 13, 2024	
1 Unit	2-4 Unit	1 Unit	2-4 Unit
\$510,939	\$654,187	\$624,481	\$799,562

FHA Loan Limits			Conventional Loan Limit
Effective January 1, 2025			Effective December 16, 2024
County	1 Unit	2 Unit	\$806,500
Pierce	\$529,000	\$677,200	
St. Croix	\$529,000	\$677,200	
All Other Counties	\$524,225	\$671,200	