



Golden Isles  
Association of REALTORS®

## UNDERWRITING ANNOUNCEMENTS:

### Expiration of the Federal Housing Administration's Property Flipping Waiver

The Federal Housing Administration's (FHA) Office of Single Family Housing announced that the temporary waiver of FHA's regulation that prohibits the use of FHA financing to purchase single family properties that are being resold within 90 days of the previous acquisition, expires on December 31, 2014.

FHA deems a sales contract to be executed when all parties to the contract have signed the contract, and the contract is enforceable under the law of the state the property is located. Mortgages that are made on properties in which sales contracts have been executed after 11:59 PM, December 31, 2014, are not eligible for a waiver of the regulation prohibiting property flipping. FHA will not extend the waiver beyond December 31, 2014.

Section 203.37a(c) lists the sales transactions exempt from this rule. The exempt transactions include sales by HUD of real estate-owned (REO) properties under HUD's regulations in 24 CFR part 291, sales by other federal agencies of REO properties, sales of properties by nonprofit organizations that have been approved to purchase and resell HUD REO properties, sales by state- and federally-chartered financial institutions and government sponsored enterprises (GSEs), and, upon announcement by HUD through issuance of a notice, sales of properties in areas designated by the President as federal disaster areas. The regulation, including its exemptions, is still in effect.

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### FHA Loan Limits for 2015

The loan limits published in Mortgagee Letter 2014-25 are effective for case numbers assigned on or after January 1, 2015, and remain in effect through December 31, 2015.

The maximum FHA loan limit "ceiling" for most areas remains at the 2014 level of \$625,500 for a one-unit property. The minimum FHA loan limit "floor" for all areas remains at the 2014 level of \$271,050 for a one-unit property.

There are no jurisdictions with a decrease in loan limits from the 2014 levels. To enable Mortgagees to easily identify areas with loan limit increases, FHA has published a separate list of counties with loan limit increases. Mortgagees may view this list on the [Maximum Mortgage Limits](#) web page.