

# 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)	First-Time Home Buyer, MCC, VALOR				Conventional & FHA				Easy Close	Capital Access
		Effective June 12, 2023									
		Effective 06/12/23**	non-target		target		non-target				
	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	<a href="#">USE CAPITAL ACCESS INCOME AND PURCHASE PRICE LIMITS FOR 1ST AND DPA</a>		
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				
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				
Fond Du Lac	\$77,760	\$96,300	\$110,745	-	-	\$110,745	\$130,005				

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

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

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		Effective June 12, 2023									
		Effective 06/12/23**	non-target		target		non-target				
	1-2 Person	3+	1-2	3+	1-2	3+					
Forest	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005	DETERMINED BY THE FIRST MORTGAGE PROGRAM	<a href="#">USE CAPITAL ACCESS INCOME AND PURCHASE PRICE LIMITS FOR 1ST AND DPA</a>		
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	-	-				
Milwaukee	\$80,480	\$99,900	\$114,885	-	-	\$114,885	\$134,865				

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	QUALIFYING INCOME ONLY! (to determine MI coverage only)	First-Time Home Buyer, MCC, VALOR				Conventional & FHA			
		Effective June 12, 2023						Effective June 12, 2023	
		Effective 06/12/23**	non-target		target		non-target		Easy Close
	1-2 Person	3+	1-2	3+	1-2	3+			
Milwaukee*	-	-	-	\$119,880	\$139,860	-	-	DETERMINED BY THE FIRST MORTGAGE PROGRAM	<a href="#">USE CAPITAL ACCESS INCOME AND PURCHASE PRICE LIMITS FOR 1ST AND DPA</a>
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		
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		
Clear Lake*	-	-	-	\$115,560	\$134,820	-	-		
Portage	\$73,520	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Price	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Racine	\$74,320	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Racine*	-	-	-	\$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		
Beloit*	-	-	-	\$115,560	\$134,820	-	-		
Janesville*	-	-	-	\$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		
Sheboygan	\$76,880	\$96,300	\$110,745	-	-	\$110,745	\$130,005		
Sheboygan*	-	-	-	\$115,560	\$134,820	-	-		
St. Croix	\$99,440	\$124,200	\$142,830	-	-	\$142,830	\$167,670		

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		Effective June 12, 2023									
		Effective 06/12/23**	non-target		target		non-target				
	1-2 Person	3+	1-2	3+	1-2	3+					
Taylor	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005	DETERMINED BY THE FIRST MORTGAGE PROGRAM	<a href="#">USE CAPITAL ACCESS INCOME AND PURCHASE PRICE LIMITS FOR 1ST AND DPA</a>		
Trempeleau	\$69,680	-	-	\$115,560	\$134,820	\$110,745	\$130,005				
Vernon	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005				
<i>La Farge*</i>	-	-	-	\$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				
<i>Waukesha*</i>	-	-	-	\$119,880	\$139,860	-	-				
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				
Wood	\$68,800	\$96,300	\$110,745	-	-	\$110,745	\$130,005				

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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 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 January 1, 2024			Effective December 15, 2023
County	1 Unit	2 Unit	\$766,550
Pierce	\$515,200	\$659,550	
St. Croix	\$515,200	\$659,550	
<b>All Other Counties</b>	\$498,257	\$637,950	