

LOAN ORIGINATIONS & UNDERWRITING

1. **HOMEstead Income Limits.** Effective for locks made on or after July 1st, new HOMEstead income limits will apply. The limits increased for most counties and decreased in the following 5 counties: Carbon, Lehigh, Northampton, Armstrong and Centre. See the attachment for a draft Appendix 1. The updated appendix will be available on our website July 1st.

As a reminder, the HOMEstead program offers a 180 day rate lock option for new construction. See Chapter 10 for guidance on new construction.

Please [contact us](#) with any questions.

[View Purchase Price Limits](#)

Appendix 1 HOMEstead PROGRAM INCOME LIMITS – Effective for applications taken on or after 7/1/2020

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
Adams	47,950	54,800	61,650	68,500	74,000	79,500	84,950	90,450
Allegheny (Only: Bradford Woods Borough)	46,500	53,150	59,800	66,400	71,750	77,050	82,350	87,650
Armstrong	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Beaver (Only: Elwood City Borough part)	46,500	53,150	59,800	66,400	71,750	77,050	82,350	87,650
Bedford	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Berks (Entire County: Ineligible)	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -
Blair (Except: City of Altoona)	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Bradford	37,600	43,000	48,350	53,700	58,000	62,300	66,600	70,900
Bucks (Only: Bristol twp)	54,150	61,850	69,600	77,300	83,500	89,700	95,900	102,050
Butler	46,500	53,150	59,800	66,400	71,750	77,050	82,350	87,650
Cambria (Except Johnstown)	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Cameron	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Carbon	43,800	50,050	56,300	62,550	67,600	72,600	77,600	82,600
Centre (Except State College)	49,700	56,800	63,900	70,950	76,650	82,350	88,000	93,700
Chester (Entire County: Ineligible)	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -
Clarion	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Clearfield	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Clinton	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Columbia	36,900	42,150	47,400	52,650	56,900	61,100	65,300	69,500
Crawford	37,000	42,250	47,550	52,800	57,050	61,250	65,500	69,700
Cumberland (Only: Carlisle Borough)	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
Dauphin (Only: City of Harrisburg)	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
Delaware (Only: Haverford twp; Upper Darby twp)	54,150	61,850	69,600	77,300	83,500	89,700	95,900	102,050
Elk	37,450	42,800	48,150	53,500	57,800	62,100	66,350	70,650
Erie (Except: City of Erie)	40,050	45,800	51,500	57,200	61,800	66,400	70,950	75,550
Fayette	46,500	53,150	59,800	66,400	71,750	77,050	82,350	87,650
Forest	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Franklin	43,900	50,150	56,400	62,650	67,700	72,700	77,700	82,700
Fulton	36,600	41,800	47,050	52,250	56,450	60,650	64,800	69,000
Greene	37,450	42,800	48,150	53,500	57,800	62,100	66,350	70,650
Huntingdon	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Indiana	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Jefferson	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Juniata	36,600	41,800	47,050	52,250	56,450	60,650	64,800	69,000
Lackawanna (Except: City of Scranton)	40,150	45,900	51,650	57,350	61,950	66,550	71,150	75,750
Lancaster (Entire County: Ineligible)	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -
Lawrence	38,750	44,300	49,850	55,350	59,800	64,250	68,650	73,100

Appendix 1

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
Lebanon	43,150	49,300	55,450	61,600	66,550	71,500	76,400	81,350
Lehigh (Except: City of Allentown & Bethlehem)	43,800	50,050	56,300	62,550	67,600	72,600	77,600	82,600
Luzerne (Only: Hazelton, Nanticoke and Pittston cities; Twp of Hanover)	40,150	45,900	51,650	57,350	61,950	66,550	71,150	75,750
Lycoming (Except: City of Williamsport)	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
McKean	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Mercer	37,350	42,700	48,050	53,350	57,650	61,900	66,200	70,450
Mifflin	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Monroe	44,350	50,650	57,000	63,300	68,400	73,450	78,500	83,600
Montgomery (Only: Abington twp, Limerick twp, Lower Merion twp, Conshohocken Borough & Norristown Borough)	54,150	61,850	69,600	77,300	83,500	89,700	95,900	102,050
Montour	42,750	48,850	54,950	61,050	65,950	70,850	75,750	80,600
Northampton (Except: Bethlehem)	43,800	50,050	56,300	62,550	67,600	72,600	77,600	82,600
Northumberland	38,200	43,650	49,100	54,550	58,950	63,300	67,650	72,050
Perry	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
Philadelphia (Entire County: Ineligible)	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -
Pike	44,350	50,650	57,000	63,300	68,400	73,450	78,500	83,600
Potter	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Schuylkill	37,150	42,450	47,750	53,050	57,300	61,550	65,800	70,050
Snyder	37,450	42,800	48,150	53,500	57,800	62,100	66,350	70,650
Somerset	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Sullivan	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Susquehanna	37,050	42,350	47,650	52,900	57,150	61,400	65,600	69,850
Tioga	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Union	40,050	45,800	51,500	57,200	61,800	66,400	70,950	75,550
Venango	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Warren	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
Washington (Entire County: Ineligible)	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -
Wayne	38,650	44,200	49,700	55,200	59,650	64,050	68,450	72,900
Westmoreland (Only: Arnold City, City of New Kensington & Scottsdale Borough)	46,500	53,150	59,800	66,400	71,750	77,050	82,350	87,650
Wyoming	40,150	45,900	51,650	57,350	61,950	66,550	71,150	75,750
York (Only: City of York)	46,050	52,600	59,200	65,750	71,050	76,300	81,550	86,800

[View Purchase Price Limits](#)