

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 06/12/23**	First-Time Home Buyer, MCC, VALOR				Conventional & FHA			
		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+				
Adams	\$68,800	\$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	\$68,800	-	-	\$116,880	\$136,360	\$112,010	\$131,490		
Barron	\$68,800	-	-	\$116,880	\$136,360	\$112,010	\$131,490		
Bayfield	\$68,800	-	-	\$116,880	\$136,360	\$112,010	\$131,490		
Brown	\$77,840	\$98,000	\$112,700	-	-	\$112,700	\$132,300		
Green Bay*	-	-	-	\$117,600	\$137,200	-	-		
Buffalo	\$68,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
Burnett	\$68,800	-	-	\$116,880	\$136,360	\$112,010	\$131,490		
Calumet	\$83,520	\$104,000	\$119,600	-	-	\$119,600	\$140,400		
Chippewa	\$73,040	\$99,400	\$114,310	-	-	\$114,310	\$134,190		
Clark	\$68,800	-	-	\$116,880	\$136,360	\$112,010	\$131,490		
Columbia	\$93,680	\$99,600	\$114,540	-	-	\$114,540	\$134,460		
Crawford	\$68,800	-	-	\$116,880	\$136,360	\$112,010	\$131,490		
Dane	\$93,680	\$125,900	\$144,785	-	-	\$144,785	\$169,965		
Madison*	-	-	-	\$151,080	\$176,260	-	-		
Dodge	\$72,080	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
Watertown*	-	-	-	\$116,880	\$136,360	-	-		
Door	\$72,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
Douglas	\$75,120	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
Superior*	-	-	-	\$116,880	\$136,360	-	-		
Dunn	\$73,520	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
Eau Claire	\$73,040	\$99,400	\$114,310	-	-	\$114,310	\$134,190		
Augusta*	-	-	-	\$119,280	\$139,160	-	-		
Eau Claire*	-	-	-	\$119,280	\$139,160	-	-		
Florence	\$68,800	\$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 June 12, 2023.

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	QUALIFYING INCOME ONLY! (to determine MI coverage only)	First-Time Home Buyer, MCC, VALOR				Conventional & FHA		Down Payment Assistance		
		Effective May 13, 2024							Easy Close	Capital Access
		non-target		target		non-target				
Effective 06/12/23**	1-2 Person	3+	1-2	3+	1-2	3+	DETERMINED BY THE FIRST MORTGAGE PROGRAM	USE CAPITAL ACCESS INCOME AND PURCHASE PRICE LIMITS FOR 1ST AND DPA		
Fond Du Lac	\$77,760	\$97,400	\$112,010	-	-	\$112,010			\$131,490	
Forest	\$68,800	\$97,400	\$112,010	-	-	\$112,010			\$131,490	
Grant	\$68,800	\$97,400	\$112,010	-	-	\$112,010			\$131,490	
Green	\$93,680	\$98,000	\$112,700	-	-	\$112,700			\$132,300	
Green Lake	\$68,800	\$97,400	\$112,010	-	-	\$112,010			\$131,490	
Iowa	\$93,680	\$105,300	\$121,095	-	-	\$121,095			\$142,155	
Iron	\$68,800	-	-	\$116,880	\$136,360	\$112,010			\$131,490	
Jackson	\$68,800	-	-	\$116,880	\$136,360	\$112,010			\$131,490	
Jefferson	\$76,720	\$100,400	\$115,460	-	-	\$115,460			\$135,540	
Juneau	\$68,800	-	-	\$116,880	\$136,360	\$112,010			\$131,490	
Kenosha	\$87,520	\$97,800	\$112,470	-	-	\$112,470			\$132,030	
<i>Kenosha*</i>	-	-	-	\$117,360	\$136,920	-			-	
Kewaunee	\$77,840	\$98,000	\$112,700	-	-	\$112,700			\$132,300	
La Crosse	\$74,720	\$98,400	\$113,160	-	-	\$113,160			\$132,840	
<i>La Crosse*</i>	-	-	-	\$118,080	\$137,760	-			-	
Lafayette	\$68,800	\$97,400	\$112,010	-	-	\$112,010			\$131,490	
Langlade	\$68,800	\$97,400	\$112,010	-	-	\$112,010			\$131,490	
Lincoln	\$78,240	\$97,400	\$112,010	-	-	\$112,010			\$131,490	
Manitowoc	\$68,800	\$97,400	\$112,010	-	-	\$112,010			\$131,490	
Marathon	\$78,240	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
<i>Wausau*</i>	-	-	-	\$116,880	\$136,360	-	-			
Marinette	\$68,800	-	-	\$116,880	\$136,360	\$112,010	\$131,490			
Marquette	\$68,800	-	-	\$116,880	\$136,360	\$112,010	\$131,490			
Menominee	\$68,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
<i>Partial County*</i>	-	-	-	\$116,880	\$136,360	-	-			

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		Effective May 13, 2024							
		non-target		target		non-target		Easy Close	Capital Access
1-2 Person	3+	1-2	3+	1-2	3+				
	Effective 06/12/23**								
Milwaukee	\$80,480	\$102,100	\$117,415	-	-	\$117,415	\$137,835		
<i>Milwaukee*</i>	-	-	-	\$122,520	\$142,940	-	-		
Monroe	\$68,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
Oconto	\$77,840	-	-	\$116,880	\$136,360	\$112,010	\$131,490		
Oneida	\$70,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
Outagamie	\$83,520	\$104,000	\$119,600	-	-	\$119,600	\$140,400		
<i>Grand Chute*</i>	-	-	-	\$124,800	\$145,600	-	-		
Ozaukee	\$80,480	\$102,100	\$117,415	-	-	\$117,415	\$137,835		
Pepin	\$68,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
Pierce	\$99,440	\$124,200	\$142,830	-	-	\$142,830	\$167,670		
Polk	\$70,960	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
<i>Clear Lake*</i>	-	-	-	\$116,880	\$136,360	-	-		
Portage	\$73,520	\$99,100	\$113,965	-	-	\$113,965	\$133,785		
<i>Stevens Point*</i>	-	-	-	\$118,920	\$138,740	-	-		
Price	\$68,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
Racine	\$74,320	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
<i>Racine*</i>	-	-	-	\$116,880	\$136,360	-	-		
Richland	\$68,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
Rock	\$71,360	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
<i>Beloit*</i>	-	-	-	\$116,880	\$136,360	-	-		
<i>Janesville*</i>	-	-	-	\$116,880	\$136,360	-	-		
Rusk	\$68,800	-	-	\$116,880	\$136,360	\$112,010	\$131,490		
Sauk	\$75,600	\$97,400	\$112,010	-	-	\$112,010	\$131,490		
Sawyer	\$68,800	-	-	\$116,880	\$136,360	\$112,010	\$131,490		
Shawano	\$68,800	\$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](#)

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		Effective May 13, 2024							Easy Close	Capital Access
		non-target		target		non-target				
1-2 Person	3+	1-2	3+	1-2	3+					
Sheboygan	\$76,880	\$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	\$99,440	\$124,200	\$142,830	-	-	\$142,830	\$167,670			
Taylor	\$68,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
Trempeleau	\$69,680	-	-	\$116,880	\$136,360	\$112,010	\$131,490			
Vernon	\$68,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
<i>La Farge*</i>	-	-	-	\$116,880	\$136,360	-	-			
Vilas	\$68,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
Walworth	\$79,680	\$101,200	\$116,380	-	-	\$116,380	\$136,620			
Washburn	\$68,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
Washington	\$80,480	\$102,100	\$117,415	-	-	\$117,415	\$137,835			
Waukesha	\$80,480	\$102,100	\$117,415	-	-	\$117,415	\$137,835			
Waupaca	\$70,480	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
Waushara	\$68,800	\$97,400	\$112,010	-	-	\$112,010	\$131,490			
Winnebago	\$75,680	\$99,000	\$113,850	-	-	\$113,850	\$133,650			
<i>Oshkosh*</i>	-	-	-	\$118,800	\$138,600	-	-			
Wood	\$68,800	\$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, 2024			Effective December 15, 2023
County	1 Unit	2 Unit	\$766,550
Pierce	\$515,200	\$659,550	
St. Croix	\$515,200	\$659,550	
All Other Counties	\$498,257	\$637,950	