

## NON-DELEGATED JUMBO Depreciating Markets Impacting Non-Delegated Jumbo Loans

The table below reflects Metropolitan Statistical Areas (MSAs) as either “**Depreciating**” for > 5.01% to ≤ 10%, or “**RAPIDLY**” for > 10%. Non-Delegated Jumbo loans originated in a listed MSA must follow additional criteria specific to depreciating market areas, including but not limited to reduced LTV/CLTV limits.

Depreciating Markets: **Effective with new registrations on/after December 14, 2025.**

- **Rapidly Depreciating Market:** A 10% reduction to the maximum LTV/CLTV/HCLTV will now be required for properties located in a MSA that is declining > 10% (according to the list below).
- **Depreciating Market:** A 5% reduction to the maximum LTV/CLTV/HCLTV will still be required when:
  - If the MSA is declining > 5.01 to ≤ 10% (according to the list below); or
  - The appraiser/appraisal indicates that the property value is “**declining**”.

Property Address State	MSA #	State & County Codes	Metro/Micro Area Name	County Name	Declining Market %	Depreciating vs. Rapidly Depreciating
CO	20420	08067	Durango CO Micropolitan Statistical Area	La Plata County (CO)	-9.80%	Depreciating
CO	N/A	08107	Steamboat Springs CO Micropolitan Statistical Area	Routt County (CO)	-7.83%	Depreciating
CO	43540	08117	Breckenridge CO Micropolitan Statistical Area	Summit County (CO)	-5.49%	Depreciating
FL	39460	12015	Punta Gorda FL Metropolitan Statistical Area	Charlotte County (FL)	-6.41%	Depreciating
FL	34940	12021	Naples-Marco Island FL Metropolitan Statistical Area	Collier County (FL)	-8.93%	Depreciating
FL	17500	12051	Clewiston FL Micropolitan Statistical Area	Hendry County (FL)	-5.08%	Depreciating
FL	42700	12055	Sebring FL Metropolitan Statistical Area	Highlands County (FL)	-5.15%	Depreciating
FL	15980	12071	Cape Coral-Fort Myers FL Metropolitan Statistical Area	Lee County (FL)	-7.97%	Depreciating
FL	35840	12081	North Port-Bradenton-Sarasota FL Metropolitan Statistical Area	Manatee County (FL)	-5.29%	Depreciating
FL	37260	12107	Palatka FL Micropolitan Statistical Area	Putnam County (FL)	-7.45%	Depreciating
FL	35840	12115	North Port-Bradenton-Sarasota FL Metropolitan Statistical Area	Sarasota County (FL)	-5.29%	Depreciating
GA	15660	13129	Calhoun GA Micropolitan Statistical Area	Gordon County (GA)	-6.22%	Depreciating
ID	N/A	16013	Hailey ID Micropolitan Statistical Area	Blaine County (ID)	-9.58%	Depreciating
ID	N/A	16017	Sandpoint ID Micropolitan Statistical Area	Bonner County (ID)	-6.06%	Depreciating
ID	N/A	16025	Hailey ID Micropolitan Statistical Area	Camas County (ID)	-9.58%	Depreciating
ID	N/A	16063	Hailey ID Micropolitan Statistical Area	Lincoln County (ID)	-9.58%	Depreciating
IL	16580	17019	Champaign-Urbana IL Metropolitan Statistical Area	Champaign County (IL)	-8.02%	Depreciating
IL	16580	17053	Champaign-Urbana IL Metropolitan Statistical Area	Ford County (IL)	-8.02%	Depreciating
IL	16580	17147	Champaign-Urbana IL Metropolitan Statistical Area	Piatt County (IL)	-8.02%	Depreciating
MD	19060	24001	Cumberland MD-WV Micropolitan Statistical Area	Allegany County (MD)	-7.16%	Depreciating
MN	22260	27111	Fergus Falls MN Micropolitan Statistical Area	Otter Tail County (MN)	-6.55%	Depreciating
MS	15020	28085	Brookhaven MS Micropolitan Statistical Area	Lincoln County (MS)	-5.64%	Depreciating
NC	48980	37195	Wilson NC Micropolitan Statistical Area	Wilson County (NC)	-8.75%	Depreciating
NV	N/A	32013	Winnemucca NV Micropolitan Statistical Area	Humboldt County (NV)	-13.91%	Rapidly
OK	48220	40039	Weatherford OK Micropolitan Statistical Area	Custer County (OK)	-7.77%	Depreciating
SD	26700	46005	Huron SD Micropolitan Statistical Area	Beadle County (SD)	-7.98%	Depreciating
TN	24620	47059	Greeneville TN Micropolitan Statistical Area	Greene County (TN)	-8.90%	Depreciating
TX	14300	48147	Bonham TX Micropolitan Statistical Area	Fannin County (TX)	-9.08%	Depreciating
TX	38380	48189	Plainview TX Micropolitan Statistical Area	Hale County (TX)	-5.77%	Depreciating
TX	44860	48223	Sulphur Springs TX Micropolitan Statistical Area	Hopkins County (TX)	-9.05%	Depreciating
TX	34860	48347	Nacogdoches TX Micropolitan Statistical Area	Nacogdoches County (TX)	-9.72%	Depreciating
TX	19620	48465	Del Rio TX Micropolitan Statistical Area	Val Verde County (TX)	-9.54%	Depreciating
WV	19060	54057	Cumberland MD-WV Micropolitan Statistical Area	Mineral County (WV)	-7.16%	Depreciating

