

Veterans Benefits Administration  
Department of Veterans Affairs  
Washington, D.C. 20420

Circular 26-12-1  
January 25, 2012

### 2012 Department of Veterans Affairs Loan Limits

1. Purpose. This circular announces that the [2012 county loan limits](#) have been posted. In general, limits have declined due to market conditions and because legislation pertaining to the Department of Veterans Affairs (VA) guaranty limits expired on December 31, 2011. Note that there is no maximum VA loan, which means lenders can make VA loans in excess of the loan limit for a county; VA's guaranty will be limited to 25% of the county loan limit.
2. Interest Rate Reduction Refinancing Loans (IRRRLs). The county loan limits do NOT apply to IRRRLs. The law states that VA shall guarantee at least 25 percent on an IRRRL, regardless of whether the loan exceeds the limit for the particular county.
3. Rescission: This circular is rescinded January 1, 2013.

By Direction of the Under Secretary for Benefits

Michael J. Frueh  
Acting Director, Loan Guaranty Service

Distribution: CO: RPC 2021  
SS (26A1) FLD: VBAFS, 1 each (Reproduce and distribute based on RPC 2021)

(LOCAL REPRODUCTION AUTHORIZED)