



W08-04

ISSUE DATE 2/14/08

EFFECTIVE ASAP

Economic Stimulus Package Implementation

As you are probably already aware, the President has signed into law the Economic Stimulus Package that will temporarily increase conforming loan limits in certain high-cost areas through the end of 2008.

Reunion Mortgage looks forward to quickly implementing the new limits, and making them available for your borrowers. The implementation process begins with the GSEs and FHA. Once these investors have defined and priced the products, they will be available at Reunion.

Please note the following:

- The GSEs and FHA must now determine the actual loan limits. Although they will be based on median housing prices for each Metropolitan Statistical Area (MSA), housing prices are declining, and the “as of” date that will be used has not been announced. [Click here](#) to see the National Association of REALTORS most recent list of median sales prices for select metropolitan areas.
- The GSEs and FHA will need to provide lenders and investors with details about the criteria for loans they will purchase, using the new limits.
- The higher conforming limits will have no impact in areas where the median housing prices are already below the current conforming limits. Only higher-cost areas where the median housing price is higher than \$417,000 for a 1-unit SFR will see an increase. And only high-cost areas (such as most of California) will increase up to the maximum \$729,750 limit, based on 125% of the specific MSA.
- The increased conforming limits are temporary, and are currently expected to end on December 31, 2008.

Reunion Mortgage will respond quickly to offer the higher conforming loan amounts to your borrowers. In the meantime, if your MSA is expected to enjoy an increased loan limit, we have prepared an [Economic Stimulus Flyer template](#) that you can personalize and send to your borrowers.

If you have any questions, please contact your Account Executive or local branch.

National Association of REALTORS®

Median Sales Price of Existing Single-Family Homes for Metropolitan Areas

Metropolitan Area		2004	2005	2006	2006.III	2006.IV	2007.I	2007.II r	2007.III p	%Chya
		(Not Seasonally Adjusted, 000s)								
	U.S.	195.2	219.0	221.9	225.3	219.0	212.6	223.5	220.8	-2.0%
	NE	254.4	281.6	280.3	277.4	275.0	271.3	297.5	286.3	3.2%
	MW	151.5	168.3	164.8	170.0	161.4	154.9	162.9	170.8	0.5%
CBSA	SO	171.8	181.1	183.7	187.5	181.5	177.6	184.6	180.8	-3.6%
Code	WE	289.1	340.3	350.5	351.3	355.0	337.7	351.9	338.1	-3.8%
10420	Akron, OH	116.9	120.5	114.6	116.6	110.2	111.0	125.3	124.7	6.9%
10580	Albany-Schenectady-Troy, NY	161.3	183.5	195.4	197.6	198.7	201.8	191.6	204.5	3.5%
10740	Albuquerque, NM	145.4	169.2	184.2	191.1	187.5	193.7	199.6	204.8	7.2%
10900	Allentown-Bethlehem-Easton, PA-NJ	207.3	243.4	248.1	270.0	249.7	247.3	270.2	272.9	1.1%
11100	Amarillo, TX	97.1	107.1	114.9	120.8	108.3	112.9	116.2	123.1	1.9%
31100	Anaheim-Santa Ana, CA (Orange Co.)	627.3	691.9	709.0	705.0	690.7	697.3	727.1	700.7	-0.6%
11540	Appleton, WI	122.9	129.6	129.2	127.5	128.4	126.6	131.6	128.5	0.8%
12060	Atlanta-Sandy Springs-Marietta, GA	156.9	167.2	171.8	176.1	166.8	170.4	175.5	175.3	-0.5%
12100	Atlantic City, NJ	197.9	256.1	254.8	257.2	251.9	264.6	259.9	273.1	6.2%
12420	Austin-Round Rock, TX	154.7	163.8	173.7	175.5	175.2	176.2	186.6	188.2	7.2%
12580	Baltimore-Towson, MD	217.0	265.3	279.9	286.5	277.9	278.8	293.7	291.4	1.7%
12700	Barnstable Town, MA	377.2	398.3	389.5	388.6	373.5	372.2	384.6	400.6	3.1%
12940	Baton Rouge, LA	127.7	146.2	169.5	178.4	173.4	169.4	174.7	176.7	-1.0%
13140	Beaumont-Port Arthur, TX	93.5	98.5	112.7	117.1	120.0	115.8	127.7	129.1	10.2%
13780	Binghamton, NY	85.3	94.4	96.9	107.4	95.8	98.1	111.2	119.6	11.4%
13820	Birmingham-Hoover, AL	146.6	157.0	165.1	165.2	161.7	157.5	164.9	165.9	0.4%
13900	Bismarck, ND	113.8	124.9	134.9	140.4	127.5	149.4	151.4	161.6	15.1%
14060	Bloomington-Normal, IL	147.8	159.2	152.2	156.3	151.3	147.2	161.5	155.8	-0.3%
14260	Boise City-Nampa, ID	135.9	147.0	N/A	209.0	209.5	204.1	212.8	209.0	Unch
14460	Boston-Cambridge-Quincy, MA-NH**	389.7	413.2	402.2	412.4	388.0	387.4	413.3	414.7	0.6%
14500	Boulder, CO	325.3	348.4	366.4	367.5	358.9	370.7	383.7	367.5	Unch
14860	Bridgeport-Stamford-Norwalk, CT	441.3	482.4	473.7	479.9	445.7	470.2	515.3	491.1	2.3%
15380	Buffalo-Niagara Falls, NY	95.0	99.0	97.9	106.0	96.6	91.6	103.3	110.9	4.6%
15940	Canton-Massillon, OH	115.2	102.2	109.3	112.3	106.2	100.6	114.6	115.7	3.0%
15980	Cape Coral-Fort Myers, FL	187.2	269.2	268.2	255.4	258.9	256.9	266.2	236.7	-7.3%
16300	Cedar Rapids, IA	129.5	131.8	133.8	137.4	129.2	129.3	N/A	N/A	N/A
16580	Champaign-Urbana, IL	127.2	137.7	143.0	148.4	141.6	145.4	144.9	142.6	-3.9%
16700	Charleston-North Charleston, SC	183.5	197.0	212.4	216.1	210.9	219.5	223.2	212.3	-1.8%
16620	Charleston, WV	111.3	118.4	119.4	118.5	114.3	115.2	127.6	123.4	4.1%
16740	Charlotte-Gastonia-Concord, NC-SC	168.0	180.9	190.6	198.3	198.2	185.6	207.3	220.1	11.0%
16860	Chattanooga, TN-GA	125.4	131.9	136.0	136.1	134.6	129.6	135.3	133.2	-2.1%
16980	Chicago-Naperville-Joliet, IL	240.1	264.2	273.5	279.4	268.1	267.3	283.2	286.4	2.5%
17140	Cincinnati-Middletown, OH-KY-IN	142.5	145.9	143.2	144.9	138.7	136.8	146.2	145.3	0.3%
17460	Cleveland-Elyria-Mentor, OH	136.4	138.9	134.4	138.5	130.9	122.9	141.5	132.7	-4.2%
17820	Colorado Springs, CO	187.6	205.9	218.2	224.0	219.4	212.3	221.3	222.4	-0.7%
17900	Columbia, SC	123.4	135.0	141.6	140.1	N/A	142.5	148.3	149.5	6.7%
18140	Columbus, OH	146.7	152.0	148.1	151.4	138.7	141.6	153.9	151.6	0.1%
18580	Corpus Christi, TX	112.7	125.2	131.8	130.6	129.7	130.4	136.0	140.5	7.6%
19060	Cumberland, MD-WV	72.7	87.4	95.7	100.9	98.0	100.0	109.3	107.7	6.7%
19100	Dallas-Fort Worth-Arlington, TX	138.2	147.6	149.5	151.3	144.3	145.5	156.5	146.8	-3.0%
19180	Danville, IL	62.2	67.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A
19340	Davenport-Moline-Rock Island, IA-IL	107.8	117.9	119.7	111.5	103.8	106.7	108.8	114.6	2.8%
19380	Dayton, OH	115.8	119.7	116.7	122.4	119.5	108.9	120.3	121.4	-0.8%
19460	Decatur, IL	75.5	82.1	85.4	86.0	89.2	76.2	88.9	85.9	-0.1%
19660	Deltona-Daytona Beach-Ormond Beach, FL	148.6	192.5	205.8	201.5	198.6	197.0	193.2	195.0	-3.2%
19740	Denver-Aurora, CO	239.1	247.1	249.5	253.2	245.6	239.4	255.2	254.1	0.4%
19780	Des Moines, IA	140.8	145.5	145.1	145.9	144.5	145.4	147.7	153.9	5.5%
19820	Detroit-Warren-Livonia, MI	161.0	163.8	151.7	154.1	154.6	N/A	144.6	142.9	-7.3%
20100	Dover, DE	150.1	180.4	208.0	214.8	206.1	197.9	209.8	219.8	2.3%
20500	Durham, NC	149.0	N/A	172.8	176.0	168.6	177.3	180.1	186.9	6.2%
21300	Elmira, NY	78.8	77.1	86.8	93.6	78.4	75.3	71.7	93.3	-0.3%
21340	El Paso, TX	94.7	111.8	127.6	129.9	131.8	124.0	132.3	135.8	4.5%
21500	Erie, PA	98.6	100.0	101.3	103.6	102.6	92.5	99.9	103.8	0.2%
21660	Eugene-Springfield, OR	164.9	197.6	230.6	234.8	230.9	236.8	240.9	241.9	3.0%
22020	Fargo, ND-MN	124.2	132.8	136.5	137.3	136.6	137.4	139.0	145.7	6.1%
22140	Farmington, NM	134.6	155.1	172.3	176.2	183.0	178.8	201.9	190.4	8.1%

National Association of REALTORS®

Median Sales Price of Existing Single-Family Homes for Metropolitan Areas

Metropolitan Area	2004	2005	2006	2006.III	2006.IV	2007.I	2007.II r	2007.III p	%Chya
(Not Seasonally Adjusted, 000s)									
23060 Ft. Wayne, IN	96.6	102.3	99.7	101.4	101.6	92.4	101.6	101.3	-0.1%
23540 Gainesville, FL	159.0	184.0	213.2	215.2	211.5	216.4	216.2	206.6	-4.0%
23844 Gary-Hammond, IN	122.6	129.8	128.1	135.3	123.2	126.2	137.8	144.3	6.7%
24020 Glens Falls, NY	129.3	153.1	161.6	164.2	174.4	151.5	175.7	170.7	4.0%
24340 Grand Rapids, MI	132.9	137.8	134.5	136.6	129.5	129.7	132.3	128.6	-5.9%
24580 Green Bay, WI	143.3	154.8	151.3	151.9	145.6	145.2	153.1	162.9	7.2%
24660 Greensboro-High Point, NC	139.8	147.8	149.4	151.9	150.2	145.1	156.3	155.5	2.4%
24860 Greenville, SC	135.8	145.4	152.0	156.3	150.0	145.7	152.5	159.6	2.1%
25060 Gulfport-Biloxi, MS	113.9	131.4	145.8	154.4	152.0	153.7	154.2	159.2	3.1%
25180 Hagerstown-Martinsburg, MD-WV	165.9	208.7	223.1	226.4	213.9	209.2	218.7	208.4	-8.0%
25540 Hartford-West Hartford-East Hartford, CT	231.6	253.3	258.1	268.2	253.9	255.0	267.4	270.1	0.7%
26180 Honolulu, HI	460.0	590.0	630.0	635.0	620.0	620.0	665.0	649.9	2.3%
26420 Houston-Baytown-Sugar Land, TX	136.0	143.0	149.1	152.8	148.6	147.2	154.9	155.8	2.0%
26900 Indianapolis, IN	121.7	123.8	119.3	122.4	117.1	112.5	125.3	123.5	0.9%
27140 Jackson, MS	118.1	133.8	147.1	148.7	145.3	142.0	145.1	145.4	-2.2%
27260 Jacksonville, FL	150.7	175.2	193.0	196.1	180.4	197.6	198.7	189.2	-3.5%
28020 Kalamazoo-Portage, MI	123.1	121.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
28100 Kankakee-Bradley, IL	120.0	127.1	131.5	138.4	125.7	129.7	140.4	142.1	2.7%
28140 Kansas City, MO-KS	150.0	156.7	155.8	158.1	153.1	145.7	157.7	157.0	-0.7%
28420 Kennewick-Richland-Pasco, WA	147.6	154.1	156.1	166.6	151.2	163.3	167.7	172.3	3.4%
28740 Kingston, NY	216.8	251.0	252.7	266.3	243.2	248.6	264.9	269.5	1.2%
28940 Knoxville, TN	132.2	143.7	151.2	153.5	153.6	150.0	160.2	158.4	3.2%
29620 Lansing-E.Lansing, MI	137.9	142.2	137.7	139.8	135.0	126.7	133.9	133.7	-4.4%
29820 Las Vegas-Paradise, NV	266.4	304.7	317.4	318.1	313.5	310.0	307.9	295.5	-7.1%
30460 Lexington-Fayette,KY	138.7	146.9	147.8	149.0	146.3	147.4	148.3	150.1	0.7%
30700 Lincoln, NE	134.4	137.2	137.5	137.9	137.7	134.4	138.0	138.8	0.7%
30780 Little Rock-N. Little Rock, AR	108.4	119.0	127.0	128.9	125.9	122.5	132.6	131.6	2.1%
31100 Los Angeles-Long Beach-Santa Ana, CA	446.4	529.0	584.8	582.0	586.5	591.0	593.0	588.4	1.1%
31140 Louisville, KY-IN	131.5	135.8	137.6	142.5	137.6	133.3	139.3	141.9	-0.4%
31540 Madison, WI	200.8	218.3	223.2	227.7	225.4	221.0	223.5	234.5	3.0%
32820 Memphis, TN-MS-AR	136.2	141.2	142.3	145.3	141.9	135.9	144.3	141.3	-2.8%
33100 Miami-Fort Lauderdale-Miami Beach, FL	286.4	363.9	371.2	365.8	366.8	385.3	384.4	346.8	-5.2%
33340 Milwaukee-Waukesha-West Allis, WI	197.1	215.7	220.9	224.3	210.9	201.8	229.3	231.1	3.0%
33460 Minneapolis-St. Paul-Bloomington, MN-WI	217.4	234.8	232.3	233.5	228.3	222.5	227.1	229.6	-1.7%
33660 Mobile, AL	115.2	130.5	137.0	137.6	137.2	130.4	140.4	136.3	-0.9%
33860 Montgomery, AL	116.6	133.3	144.2	145.9	139.6	132.6	150.1	148.4	1.7%
34980 Nashville-Davidson--Murfreesboro, TN	145.4	161.8	N/A	N/A	N/A	N/A	186.4	N/A	N/A
35300 New Haven-Milford, CT	249.2	279.1	287.7	297.4	278.8	282.2	296.5	292.4	-1.7%
35380 New Orleans-Metairie-Kenner, LA	137.4	159.2	173.1	174.5	162.1	155.9	166.0	160.2	-8.2%
35620 New York-Northern New Jersey-Long Island, NY-NJ-P	385.9	445.2	469.3	479.2	462.5	463.7	478.8	476.1	-0.6%
35620 New York-Wayne-White Plains, NY-NJ	436.6	495.2	539.4	531.9	505.2	521.4	558.7	550.9	3.6%
35620 NY: Edison, NJ	328.1	375.5	387.7	415.3	368.5	363.5	385.1	391.8	-5.7%
35620 NY: Nassau-Suffolk, NY	413.5	465.2	474.7	472.1	473.7	479.0	479.8	470.0	-0.4%
35620 NY: Newark-Union, NJ-PA	375.8	416.8	433.0	455.8	413.7	423.7	451.1	459.7	0.9%
35980 Norwich-New London, CT	231.5	255.9	264.0	263.6	258.1	307.0	276.6	266.0	0.9%
36100 Ocala, FL	110.1	143.5	165.8	171.0	170.7	167.9	170.9	160.8	-6.0%
36420 Oklahoma City, OK	112.4	114.7	125.0	127.0	123.7	134.4	129.3	130.0	2.4%
36540 Omaha, NE-IA	131.3	136.2	138.4	139.9	136.2	134.2	136.8	142.8	2.1%
36740 Orlando, FL	169.6	243.6	270.4	271.0	272.1	267.0	265.1	266.8	-1.5%
37340 Palm Bay-Melbourne-Titusville, FL	153.4	209.7	212.0	208.2	173.9	191.3	183.3	182.4	-12.4%
37860 Pensacola-Ferry Pass-Brent, FL	131.1	162.1	166.0	168.7	161.4	163.1	168.7	170.0	0.8%
37900 Peoria, IL	96.3	109.3	112.7	119.3	108.9	107.8	120.3	125.2	4.9%
37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	185.1	215.3	230.2	236.2	224.3	222.5	243.0	243.0	2.9%
38060 Phoenix-Mesa-Scottsdale, AZ	169.4	247.4	268.2	266.5	262.2	262.5	264.8	255.5	-4.1%
38300 Pittsburgh, PA	113.4	116.1	116.1	120.4	112.2	109.0	123.5	127.7	6.1%
38340 Pittsfield, MA	192.8	207.3	212.9	206.0	220.6	210.8	230.9	215.3	4.5%
38860 Portland-South Portland-Biddeford, ME	224.8	246.6	243.8	244.4	245.2	234.8	244.9	245.9	0.6%
38900 Portland-Vancouver-Beaverton, OR-WA	206.5	244.9	280.8	285.0	285.4	289.9	298.3	299.7	5.2%
39300 Providence-New Bedford-Fall River, RI-MA	276.9	293.4	289.6	296.1	291.3	286.6	291.0	291.0	-1.7%
39580 Raleigh-Cary, NC	169.9	194.9	213.8	213.5	226.6	222.7	225.1	229.5	7.5%
39740 Reading, PA	121.1	136.6	143.2	152.3	143.2	141.3	157.8	162.9	7.0%
39900 Reno-Sparks, NV	284.3	349.9	347.2	341.4	332.6	325.5	331.9	317.3	-7.1%
40060 Richmond, VA	170.7	201.9	225.5	231.4	229.4	229.9	236.8	238.8	3.2%
40140 Riverside-San Bernardino-Ontario, CA	296.4	374.2	400.1	408.0	406.4	404.4	396.8	377.0	-7.6%
40380 Rochester, NY	106.5	113.5	114.8	121.8	111.4	106.9	117.2	123.0	1.0%
40420 Rockford, IL	103.6	118.2	119.3	122.3	121.5	113.1	122.2	125.1	2.3%

National Association of REALTORS®

Median Sales Price of Existing Single-Family Homes for Metropolitan Areas

Metropolitan Area	2004	2005	2006	2006.III	2006.IV	2007.I	2007.II r	2007.III p	%Chya
(Not Seasonally Adjusted, 000s)									
40900 Sacramento--Arden-Arcade--Roseville, CA	317.0	375.9	374.8	375.0	365.1	365.5	356.5	335.7	-10.5%
40980 Saginaw-Saginaw Township North, MI	N/A	N/A	N/A	N/A	N/A	N/A	86.9	84.9	N/A
41180 Saint Louis, MO-IL	128.7	141.0	148.4	154.4	143.5	134.4	157.2	150.5	-2.5%
41420 Salem, OR	154.6	177.7	212.9	228.0	223.1	221.6	227.9	235.4	3.2%
41620 Salt Lake City, UT	158.0	173.9	203.0	216.3	223.6	218.0	233.1	246.7	14.1%
41700 San Antonio, TX	122.7	133.9	141.7	146.4	140.6	148.3	154.3	154.7	5.7%
41740 San Diego-Carlsbad-San Marcos, CA	551.6	604.3	601.8	601.9	579.8	595.2	614.1	589.3	-2.1%
41860 San Francisco-Oakland-Fremont, CA	641.7	715.7	736.8	760.1	734.3	748.1	846.8	825.4	8.6%
41940 San Jose-Sunnyvale-Santa Clara, CA	698.5	744.5	775.0	779.0	760.0	788.0	865.0	852.5	9.4%
42260 Sarasota-Bradenton-Venice, FL	255.7	354.2	334.3	320.7	301.3	337.0	311.4	287.4	-10.4%
42660 Seattle-Tacoma-Bellevue, WA	284.6	316.8	361.2	372.4	372.9	380.2	395.3	394.7	6.0%
43340 Shreveport-Bossier City, LA	110.6	124.3	132.2	132.0	130.7	129.0	137.1	140.2	6.2%
43620 Sioux Falls, SD	129.2	135.8	138.0	140.0	133.7	N/A	142.3	147.1	5.1%
43780 South Bend-Mishawaka, IN	93.6	96.6	92.7	96.0	89.8	85.6	93.6	95.2	-0.8%
43900 Spartanburg, SC	110.8	121.2	126.7	127.9	121.3	118.4	133.2	134.4	5.1%
44060 Spokane, WA	128.5	156.4	184.1	191.1	189.2	181.8	206.4	206.8	8.2%
44100 Springfield, IL	103.3	106.4	105.4	113.2	94.9	102.9	111.2	111.2	-1.8%
44140 Springfield, MA	180.3	201.8	209.6	218.8	199.4	207.2	216.8	214.9	-1.8%
44180 Springfield, MO	114.1	121.1	124.8	127.0	119.6	117.8	123.7	127.0	Unch
45060 Syracuse, NY	98.4	110.6	116.8	124.2	115.4	107.5	122.6	124.9	0.6%
45220 Tallahassee, FL	152.5	167.6	177.5	177.0	185.3	183.8	180.9	174.3	-1.5%
45300 Tampa-St.Petersburg-Clearwater, FL	159.7	205.3	228.9	234.0	229.7	203.2	222.7	218.3	-6.7%
45780 Toledo, OH	113.5	117.3	110.0	115.4	104.8	104.1	109.8	107.1	-7.2%
45820 Topeka, KS	102.1	105.7	106.1	112.3	101.1	106.3	111.7	117.1	4.3%
45940 Trenton-Ewing, NJ	234.2	261.1	289.6	309.9	289.0	283.8	313.9	328.6	6.0%
46060 Tucson, AZ	177.3	231.6	244.9	243.7	239.4	242.4	250.1	244.8	0.5%
46140 Tulsa, OK	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
47260 Virginia Beach-Norfolk-Newport News, VA-NC	163.0	197.2	235.5	243.8	235.2	232.3	250.8	255.0	4.6%
47900 Washington-Arlington-Alexandria, DC-VA-MD-WV	339.8	425.8	431.0	432.2	421.6	427.5	445.3	438.0	1.3%
47940 Waterloo/Cedar Falls, IA	95.2	102.2	108.9	113.5	102.9	103.9	113.5	115.8	2.0%
48620 Wichita, KS	103.9	108.0	114.9	112.4	113.4	108.4	118.7	118.8	5.7%
49340 Worcester, MA	275.9	290.7	281.7	285.4	274.7	270.8	278.9	282.8	-0.9%
49420 Yakima, WA	129.9	133.9	136.5	143.6	144.6	136.1	149.1	163.2	13.6%
49660 Youngstown-Warren-Boardman, OH-PA	86.0	85.6	81.5	86.0	80.0	78.3	76.7	81.6	-5.1%

Note1: California prices provided by the California Association of REALTORS®

*All areas are metropolitan statistical areas (MSA) as defined by the US Office of Management and Budget as of 2004.

** Boston-Cambridge-Quincy, MA-NH - Data from New Hampshire not available

They include the named central city and surrounding areas. N/A Not Available p Preliminary r Revised

©2007 National Association of REALTORS®

The Economic Stimulus Plan Means Lower Mortgage Rates for You!



**Hurry! Don't miss
this fantastic
mortgage opportunity!**

The Federal Economic Stimulus Plan that was recently signed by President Bush is expected to provide lower interest rates for thousands of California home purchases and refinances! The plan increases many conforming loan limits to as high as \$729,750.

A surge of home buying and refinancing activity is expected once the plan is implemented. Take action NOW to begin the loan process and avoid the mad rush! This conforming loan increase is expected to be a limited-time opportunity, expiring at the end of 2008!

Call today for more information:

John Smith (XXX) XXX-XXXX

Email: jsmith@xxxxx.com

(add your own company logo, photo, licensing and other disclosure information here)