



2023-2024

Income and Purchase Price Limit Charts

(Click links below to locate applicable chart)

[Non-Bond DPA only](#)

[Non-Bond DPA & MCC](#)

[Conventional at or Below 80% AMFI](#)

[Bond DPA Only](#)

DPA Income Limits** (No Purchase Price Limits) Home Sweet Texas and Homes for Texas Heroes Loan Program				
		FHA, USDA, VA, Conventional - HFA Advantage & HFA Preferred (conv. above 80% AMFI)		Conventional - HFA Advantage & HFA Preferred (conv. at or below 80% AMFI)
		Income Limit for Non-Bond DPA		Income Limit for Non-Bond DPA
Area of State	Counties in Area	Non-Targeted Areas	Targeted Areas*	Any Family Size
		Any Family Size	Any Family Size	
Balance of State	All Counties Not Specifically Listed Below Use Limits on This Row	\$112,625	\$126,140	Click Here to See All Remaining Counties Not Listed Below
Andrews County	Andrews	\$123,375	No Targeted Areas Available	\$81,200
Atascosa County HMFA	Atascosa	\$112,625	\$126,140	\$71,280
Austin County HMFA	Austin	\$115,000	No Targeted Areas Available	\$75,280
Austin-Round Rock MSA	Bastrop, Caldwell, Hays, Travis, Williamson	\$146,000	\$163,520	\$97,840
Borden County	Borden	\$135,000	No Targeted Areas Available	\$86,400
Brazoria County HMFA	Brazoria	\$139,250	No Targeted Areas Available	\$75,280
Dallas HMFA	Collin, Dallas, Denton, Ellis, Hunt, Kaufman, Rockwall	\$128,875	\$144,340	\$82,160
Fort Worth-Arlington HMFA	Johnson, Parker, Tarrant	\$119,851	\$134,233	\$82,160
Glasscock County	Glasscock	\$115,125	No Targeted Areas Available	\$73,680
Hood County	Hood	\$112,750	No Targeted Areas Available	\$79,840
Houston-The Woodlands- Sugar Land HMFA	Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, Waller	\$116,500	\$130,480	\$75,280
Kendall County HMFA	Kendall	\$149,875	No Targeted Areas Available	\$71,280
Loving County	Loving	\$123,000	No Targeted Areas Available	\$58,560
Martin County, HMFA	Martin	\$115,250	No Targeted Areas Available	\$84,400
Medina County HMFA	Medina	\$119,210	No Targeted Areas Available	\$71,280
Midland HMFA	Midland	\$133,000	\$148,960	\$84,400
San Antonio - New Braunfels HMFA	Bandera, Bexar, Comal, Guadalupe Wilson	\$119,960	\$134,355	\$71,280
Wise County	Wise	\$121,776	No Targeted Areas Available	\$82,160

"MSA" - Metropolitan Statistical Area

"HMFA" - HUD Metro FMR Area

*Targeted Areas are economically distressed areas of the state.

**Only qualifying income on 1003 is included to determine income eligibility.

Purchase Price Limits effective 4/20/2023

Government Income limits effective

5/15/2023 Conventional Income Limits

effective 6/08/2023



MCC/Non-Bond DPA Combo Income and Purchase Price Limits** Home Sweet Texas and Homes for Texas Heroes Loan Program

		FHA, USDA, VA, Conventional - HFA Advantage & HFA Preferred (conv. above 80% AMFI)				Conventional HFA Advantage & HFA Preferred (conv. at or below 80% AMFI)		All Loan Types	
		Income Limits for MCC/Non-Bond DPA Combo				Income Limits for MCC/Non-Bond DPA Combo		Purchase Price Limits	
Area of State	Counties in Area	Non-Targeted Areas		Targeted Areas*		Non-Targeted and Targeted Areas Any Family Size		Non-Targeted Areas	Targeted Areas*
		1 or 2 Persons	3 or More Persons	1 or 2 Persons	3 or More Persons				
Balance of State	All Counties Not Specifically Listed Below Use Limits on This Row	\$90,100	\$103,615	\$108,120	\$126,140	Click Here to See All Remaining Counties Not Listed Below		\$481,176	\$588,104
Andrews County	Andrews	\$98,700	\$113,505	<i>No Targeted Areas Available</i>		\$81,200		\$481,176	N/A
Atascosa County HMFA	Atascosa	\$90,100	\$103,615	\$108,120	\$126,140	\$71,280		\$534,561	\$653,352
Austin County HMFA	Austin	\$92,000	\$105,800	<i>No Targeted Areas Available</i>		\$75,280		\$481,176	N/A
Austin-Round Rock MSA	Bastrop, Caldwell, Hays, Travis, Williamson	\$116,800	\$134,320	\$140,160	\$163,520	\$97,840		\$582,624	\$712,097
Borden County	Borden	\$108,000	\$124,200	<i>No Targeted Areas Available</i>		\$86,400		\$481,176	N/A
Brazoria County HMFA	Brazoria	\$111,400	\$128,110	<i>No Targeted Areas Available</i>		\$75,280		\$481,176	N/A
Dallas HMFA	Collin, Dallas, Denton, Ellis, Hunt, Kaufman, Rockwall	\$103,100	\$118,565	\$123,720	\$144,340	\$82,160		\$541,594	\$661,949
Fort Worth-Arlington HMFA	Johnson, Parker, Tarrant	\$95,881	\$110,263	\$115,057	\$134,233	\$82,160		\$541,594	\$661,949
Glasscock County	Glasscock	\$92,100	\$105,915	<i>No Targeted Areas Available</i>		\$73,680		\$481,176	N/A
Hood County	Hood	\$90,200	\$103,730	<i>No Targeted Areas Available</i>		\$79,840		\$481,176	N/A
Houston-The Woodlands- Sugar Land HMFA	Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, Waller	\$93,200	\$107,180	\$111,840	\$130,480	\$75,280		\$481,176	\$588,104
Kendall County HMFA	Kendall	\$119,900	\$137,885	<i>No Targeted Areas Available</i>		\$71,280		\$534,561	N/A
Loving County	Loving	\$98,400	\$113,160	<i>No Targeted Areas Available</i>		\$58,560		\$481,176	N/A
Martin County, HMFA	Martin	\$92,200	\$106,030	<i>No Targeted Areas Available</i>		\$84,400		\$481,176	N/A
Medina County HMFA	Medina	\$95,368	\$109,673	<i>No Targeted Areas Available</i>		\$71,280		\$534,561	N/A
Midland HMFA	Midland	\$106,400	\$122,360	\$127,680	\$148,960	\$84,400		\$481,176	\$588,104
San Antonio - New Braunfels HMFA	Bandera, Bexar, Comal, Guadalupe Wilson	\$95,968	\$110,363	\$115,162	\$134,355	\$71,280		\$534,561	\$653,352
Wise County	Wise	\$97,421	\$112,034	<i>No Targeted Areas Available</i>		\$82,160		\$541,594	N/A

"MSA" - Metropolitan Statistical Area
"HMFA" - HUD Metro FMR Area

Purchase Price Limits effective 4/20/2023
Government Income limits effective 5/15/2023
Conventional Income Limits effective 6/08/2023

*Targeted Areas are economically distressed areas of the state.
**Household income of anyone on the deed of trust is included
for income eligibility.

**It is the lender's responsibility to ensure that income and purchase price limits do not exceed those allowed per the specific loan type.
Questions? Call the Homeownership Hotline at (877) 508-4611.**

HFA Conventional At or Below 80% AMFI County Income Limits	Income Limit Any Family Size
Anderson	\$58,560
Andrews	\$81,200
Angelina	\$58,560
Aransas	\$61,120
Archer	\$67,040
Armstrong	\$69,840
Atascosa	\$71,280
Austin	\$75,280
Bailey	\$63,680
Bandera	\$71,280
Bastrop	\$97,840
Baylor	\$58,560
Bee	\$58,560
Bell	\$61,200
Bexar	\$71,280
Blanco	\$70,960
Borden	\$86,400
Bosque	\$60,000
Bowie	\$56,720
Brazoria	\$75,280
Brazos	\$64,320
Brewster	\$62,320
Briscoe	\$58,560
Brooks	\$58,560
Brown	\$58,560
Burleson	\$64,320
Burnet	\$69,680
Caldwell	\$97,840
Calhoun	\$67,200
Callahan	\$56,800
Cameron	\$49,600
Camp	\$58,560
Carson	\$69,840
Cass	\$58,560
Castro	\$58,560

ATTENTION:

These income limits are only for the **At or Below 80% AMFI** Conventional product.

If you can't find your county for the other products, please reference the first row on the above charts that indicates "Balance of State - All remaining counties not listed below".

Again, remember that these limits are subject to AUS approval as stated on the cover page.

Chambers	\$75,280
Cherokee	\$58,560
Childress	\$58,560
Clay	\$67,040
Cochran	\$58,560
Coke	\$63,600
Coleman	\$58,560
Collin	\$82,160
Collingsworth	\$58,560
Colorado	\$59,360
Comal	\$71,280
Comanche	\$62,720
Concho	\$58,560
Cooke	\$72,960
Coryell	\$61,200
Cottle	\$58,560
Crane	\$69,360
Crockett	\$58,560
Crosby	\$67,440
Culberson	\$58,560
Dallam	\$64,080
Dallas	\$82,160
Dawson	\$58,560
Deaf Smith	\$58,560
Delta	\$68,560
Denton	\$82,160
Dewitt	\$61,440
Dickens	\$58,560
Dimmit	\$58,560
Donley	\$60,640
Duval	\$58,560
Eastland	\$58,560
Ector	\$56,000
Edwards	\$58,560
El Paso	\$50,480
Ellis	\$82,160
Erath	\$68,160

Falls	\$67,440
Fannin	\$67,600
Fayette	\$73,360
Fisher	\$63,200
Floyd	\$58,560
Foard	\$58,560
Fort Bend	\$75,280
Franklin	\$61,680
Freestone	\$66,720
Frio	\$58,560
Gaines	\$72,080
Galveston	\$75,280
Garza	\$68,320
Gillespie	\$75,520
Glasscock	\$73,680
Goliad	\$55,760
Gonzales	\$58,560
Gray	\$58,560
Grayson	\$65,920
Gregg	\$62,400
Grimes	\$67,120
Guadalupe	\$71,280
Hale	\$58,560
Hall	\$58,560
Hamilton	\$58,560
Hansford	\$58,560
Hardeman	\$58,560
Hardin	\$70,240
Harris	\$75,280
Harrison	\$62,400
Hartley	\$68,960
Haskell	\$58,560
Hays	\$97,840
Hemphill	\$86,400
Henderson	\$58,560
Hidalgo	\$45,040
Hill	\$61,840

Hockley	\$58,560
Hood	\$79,840
Hopkins	\$63,920
Houston	\$58,560
Howard	\$62,960
Hudspeth	\$50,480
Hunt	\$82,160
Hutchinson	\$62,000
Irion	\$64,000
Jack	\$61,040
Jackson	\$64,880
Jasper	\$58,560
Jeff Davis	\$58,560
Jefferson	\$70,240
Jim Hogg	\$58,560
Jim Wells	\$58,560
Johnson	\$82,160
Jones	\$56,800
Karnes	\$58,560
Kaufman	\$82,160
Kendall	\$71,280
Kenedy	\$58,560
Kent	\$76,400
Kerr	\$67,680
Kimble	\$70,160
King	\$58,560
Kinney	\$58,560
Kleberg	\$58,560
Knox	\$58,560
La Salle	\$58,560
Lamar	\$58,560
Lamb	\$58,560
Lampasas	\$61,200
Lavaca	\$67,920
Lee	\$58,560
Leon	\$59,200
Liberty	\$75,280

Limestone	\$58,560
Lipscomb	\$63,920
Live Oak	\$58,560
Llano	\$71,040
Loving	\$58,560
Lubbock	\$67,440
Lynn	\$67,440
Madison	\$58,560
Marion	\$58,560
Martin	\$84,400
Mason	\$73,840
Matagorda	\$58,560
Maverick	\$58,560
Mcculloch	\$58,560
Mclennan	\$67,440
Mcmullen	\$64,240
Medina	\$71,280
Menard	\$58,560
Midland	\$84,400
Milam	\$58,880
Mills	\$58,560
Mitchell	\$78,480
Montague	\$67,680
Montgomery	\$75,280
Moore	\$58,560
Morris	\$58,560
Motley	\$58,560
Nacogdoches	\$58,560
Navarro	\$58,560
Newton	\$58,560
Nolan	\$58,560
Nueces	\$61,920
Ochiltree	\$63,680
Oldham	\$69,840
Orange	\$70,240
Palo Pinto	\$64,880
Panola	\$63,360

Parker	\$82,160
Parmer	\$66,560
Pecos	\$58,560
Polk	\$58,560
Potter	\$69,840
Presidio	\$58,560
Rains	\$62,080
Randall	\$69,840
Reagan	\$65,520
Real	\$58,560
Red River	\$58,560
Reeves	\$58,560
Refugio	\$58,560
Roberts	\$63,040
Robertson	\$64,320
Rockwall	\$82,160
Runnels	\$58,560
Rusk	\$62,400
Sabine	\$58,560
San Jacinto	\$58,560
San Patricio	\$59,040
San Saba	\$61,920
San	
Augustine	\$58,560
Schleicher	\$65,680
Scurry	\$62,480
Shackelford	\$58,560
Shelby	\$58,560
Sherman	\$58,560
Smith	\$68,480
Somervell	\$85,920
Starr	\$58,560
Stephens	\$58,560
Sterling	\$64,000
Stonewall	\$66,960
Sutton	\$59,520
Swisher	\$58,560

Tarrant	\$82,160
Taylor	\$56,800
Terrell	\$58,560
Terry	\$58,560
Throckmorton	\$58,560
Titus	\$58,560
Tom Green	\$64,000
Travis	\$97,840
Trinity	\$58,560
Tyler	\$58,560
Upshur	\$62,400
Upton	\$66,080
Uvalde	\$58,560
Val Verde	\$58,560
Van Zandt	\$63,760
Victoria	\$55,760
Walker	\$58,560
Waller	\$75,280
Ward	\$63,280
Washington	\$74,960
Webb	\$49,760
Wharton	\$61,840
Wheeler	\$58,560
Wichita	\$67,040
Wilbarger	\$58,560
Willacy	\$58,560
Williamson	\$97,840
Wilson	\$71,280
Winkler	\$68,080
Wise	\$82,160
Wood	\$64,320
Yoakum	\$73,280
Young	\$67,600
Zapata	\$58,560
Zavala	\$58,560



**Bond DPA Only- For Borrowers at or Below 80% AMFI
Income and Purchase Price Limits
Home Sweet Texas and Homes for Texas Heroes**

First-Time Home Buyer Requirement**		Bond DPA for FHA, USDA, VA Loan Types Only		
		Income Limits at or Below 80% AMFI	Purchase Price Limits	
Area of State	Counties in Area	Non-Targeted and Targeted Areas	Non-Targeted Areas	Targeted Areas*
		Any Family Size		
Balance of State	All Counties Not Specifically Listed Below Use Limits on This Row	\$72,080	\$481,176	\$588,104
Andrews County	Andrews	\$78,960	\$481,176	N/A
Atascosa County HMFA	Atascosa	\$72,080	\$534,561	\$653,352
Austin County HMFA	Austin	\$73,600	\$481,176	N/A
Austin-Round Rock MSA	Bastrop, Caldwell, Hays, Travis, Williamson	\$93,440	\$582,624	\$712,097
Borden County	Borden	\$86,400	\$481,176	N/A
Brazoria County HMFA	Brazoria	\$89,120	\$481,176	N/A
Dallas HMFA	Collin, Dallas, Denton, Ellis, Hunt, Kaufman, Rockwall	\$82,480	\$541,594	\$661,949
Fort Worth-Arlington HMFA	Johnson, Parker, Tarrant	\$76,705	\$541,594	\$661,949
Glasscock County	Glasscock	\$73,680	\$481,176	N/A
Hood County	Hood	\$72,160		
Houston-The Woodlands-Sugar Land HMFA	Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, Waller	\$74,560	\$481,176	\$588,104
Kendall County HMFA	Kendall	\$95,920	\$534,561	N/A
Loving County	Loving	\$78,720	\$481,176	N/A
Martin County, HMFA	Martin	\$73,760	\$481,176	N/A
Medina County HMFA	Medina	\$76,294	\$534,561	N/A
Midland HMFA	Midland	\$85,120	\$481,176	\$588,104
San Antonio - New Braunfels HMFA	Bandera, Bexar, Comal, Guadalupe Wilson	\$76,774	\$534,561	\$653,352
Wise County	Wise	\$77,937	\$541,594	N/A

Purchase Price Limits effective 4/20/2023

Government Income limits effective 5/15/2023

"MSA" - Metropolitan Statistical Area

"HMFA" - HUD Metro FMR Area

*Targeted Areas are economically distressed areas of the state.

They offer the borrower expanded purchase price limits and waive the first-time homebuyer requirement.

**Veterans and borrowers purchasing in a targeted area do not have to meet the first-time homebuyer requirement

It is the lender's responsibility to ensure that income and purchase price limits do not exceed those allowed per the specific loan type.

Questions? Call the Homeownership Hotline at (877) 508-4611.