Claude Loan

2026 STATE GUIDE

Conventional Loans in Alaska: The Numbers

Conforming limit, down payment and monthly cost on the state median at 3%, 5%, 10% and 20% down, the month PMI ends, and the Alaska rules that touch the loan.

A conventional loan in Alaska follows Fannie Mae and Freddie Mac's national rules; the state supplies the prices, the taxes and the closing customs. This guide works the numbers on the state median and lists the Alaska rules that touch the loan.

Alaska at a glance

Conforming limit (2026, one unit)	$1,249,125 — statewide high-cost ceiling
Median home price (approx.)	$370,000
Property tax (effective)	about 1.04% — roughly $3,848 a year on the median
Closing practice	Title company closing state
Transfer / recording taxes	Alaska has no state real estate transfer tax and no mortgage tax; recording fees are modest, which keeps government closing costs among the lowest in the country.

Conforming or jumbo?

A one-unit loan above $1,249,125 is jumbo in Alaska in 2026. With 20% down you can buy up to about $1,561,406 and stay conforming; with 5% down, up to about $1,314,868. On the $370,000 median, a 20% down loan of $296,000 is inside the limit. Check your county on FHFA's lookup (fhfa.gov); two- to four-unit homes have higher limits.

What it costs on the Alaska median

Illustrative 6.5% 30-year fixed rate, principal and interest; mortgage insurance at typical market rates by down payment (credit score moves it); property tax at the state's approximate 1.04% effective rate. Add homeowners insurance and any HOA. Not an offer.

Down payment	Cash down	Loan	P&I	PMI (est.)	Tax	Monthly total
3%	$11,100	$358,900	$2,268	$269	$321	**$2,858**
5%	$18,500	$351,500	$2,222	$220	$321	**$2,763**
10%	$37,000	$333,000	$2,105	$139	$321	**$2,565**
20%	$74,000	$296,000	$1,871	—	$321	**$2,192**

When PMI ends

Under the federal Homeowners Protection Act you may request cancellation at 80% of the original value; the servicer must cancel at 78% and, if you are current, at the loan's midpoint. On scheduled payments alone at

6.5%:

Down payment	Monthly PMI (est.)	80% reached (request)	78% reached (automatic)	PMI paid by then (est.)
3%	$269	about 11 years and 1 months	about 12 years	$35,777
5%	$220	about 10 years and 4 months	about 11 years and 3 months	$27,280
10%	$139	about 7 years and 11 months	about 9 years and 1 months	$13,205

> **Shorten the clock.** Extra principal payments, or a cancellation request based on a new appraisal after enough seasoning (Fannie Mae and Freddie Mac typically allow 75% LTV after two years or 80% after five on current value), end PMI sooner than the schedule.

Closing in Alaska

Alaska closings are handled by title companies through their escrow departments; no attorney is required to conduct the settlement or prepare the deed of trust, though some buyers hire one to review documents. Alaska is a dry-funding state in practice: the title company records the deed of trust in the state Recorder's Office and disburses once the lender releases funds, sometimes a day or two after signing. Because Alaska has no counties, documents are recorded in one of the state's recording districts.

Alaska has no mortgage recording tax, no intangible tax, and no real estate transfer tax; the only charge at recording is the state Recorder's Office fee, assessed per document and per page. Borrowers in Alaska therefore avoid the note-based taxes found in Florida or New York. The recorder is part of the Department of Natural Resources, not a local clerk. Without transfer taxes, Alaska closing costs are driven by lender fees, title and escrow, and prepaids; a working budget is 2% to 3% of the price, more in remote areas where appraisals cost more.

Alaska rules that touch a conventional loan

Prepayment. Alaska does not impose a blanket statutory ban on prepayment penalties for residential mortgages; the Alaska Secure and Fair Enforcement for Mortgage Licensing Act (AS 06.60) requires licensees to disclose loan terms accurately and lists prohibited practices rather than fixing a penalty cap. Federal qualified-mortgage rules therefore control for most loans. Check the note and, if in doubt, ask the Division of Banking and Securities.

Spouses and title. Alaska is a separate-property state by default but is the only state with an opt-in community property regime: spouses may sign a community property agreement or create a community property trust under the Alaska Community Property Act (AS 34.77). Unless a couple has opted in, a spouse who is not on title does not have to sign the deed of trust, and survivorship must be stated in the deed. Lenders who encounter an opt-in agreement treat the home like community property for signature purposes.

Homestead. Alaska's homestead exemption (AS 09.38.010) protects a fixed amount of equity in the principal residence that the Department of Labor adjusts by regulation for inflation — the figure has stood in the tens of thousands of dollars (around $72,900 under the most recently published adjustment; confirm the current amount). It does not defeat a deed of trust, property taxes, or a contractor's lien. Alaska has no state property tax; municipalities that tax property must grant a senior and disabled-veteran exemption on the first $150,000 of assessed value (AS 29.45.030), and may offer an optional residential exemption, as Anchorage does.

Your Alaska checklist

- [ ] Pull a tri-merge credit report; conventional pricing steps at 680, 700, 720, 740 and 760 — know your middle score before you shop.
- [ ] Decide the down payment with the table above: the monthly total, not the cash down, is what the lender qualifies you on.
- [ ] Confirm the conforming limit for your county on FHFA's site; structure the loan to stay under it if you can.
- [ ] Get three Loan Estimates on the same day at the same rate and zero points; compare Section A fees line by line.
- [ ] Ask whether the automated underwriting returned an appraisal waiver — it saves money and time.
- [ ] Calendar the month your balance reaches 80% of the purchase price and send the PMI cancellation request in writing.
- [ ] Read the Alaska closing customs above and budget the recording and transfer taxes.
- [ ] After closing, file the homestead exemption with your county if the state has one.

The method, in five steps

1. Find your county's conforming loan limit on FHFA's site; above it, you are shopping jumbo rules.
2. Know your middle credit score from a tri-merge pull — pricing steps at 680, 700, 720, 740 and 760.
3. Compute your back-end DTI with the full housing payment (taxes, insurance, PMI, HOA), not just principal and interest.
4. Compare three Loan Estimates at the same rate and zero points; compare Section A fees line by line.
5. If you put less than 20% down, calendar the month your balance reaches 80% of the original value — that is when you can request PMI cancellation.

Keep reading on Claude Loan

- Conventional loan requirements: credit, down payment, DTI, reserves, property — https://claude-loan.com/guides/conventional-loan-requirements/
- Conventional vs FHA vs VA vs USDA: the four loan types compared — https://claude-loan.com/guides/conventional-vs-fha-vs-va-vs-usda/
- Conforming loan limits: how the FHFA number works and what happens above it — https://claude-loan.com/guides/conforming-loan-limits/

- 30-year vs 15-year mortgage: the real trade-off, with the numbers — https://claude-loan.com/guides/30-year-vs-15-year-mortgage/
- ARM vs fixed-rate mortgage: when an adjustable rate makes sense — https://claude-loan.com/guides/arm-vs-fixed-rate/
- Jumbo loans: requirements, rates and how they differ from conforming — https://claude-loan.com/guides/jumbo-loans/

Sources

- Fannie Mae — Selling Guide — https://selling-guide.fanniemae.com/
- Freddie Mac — Seller/Servicer Guide — https://guide.freddiemac.com/
- FHFA — Conforming loan limits — https://www.fhfa.gov/data/conforming-loan-limit-cll-values