Claude Loan

2026 STATE GUIDE

Conventional Loans in Idaho: 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 Idaho rules that touch the loan.

A conventional loan in Idaho 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 Idaho rules that touch the loan.

Idaho at a glance

Conforming limit (2026, one unit)	$832,750 baseline — higher in any FHFA high-cost county
Median home price (approx.)	$460,000
Property tax (effective)	about 0.56% — roughly $2,576 a year on the median
Closing practice	Title company closing state
Transfer / recording taxes	Idaho has no real estate transfer tax and no mortgage tax; recording fees are nominal.

Conforming or jumbo?

A one-unit loan above $832,750 is jumbo in Idaho in 2026. With 20% down you can buy up to about $1,040,938 and stay conforming; with 5% down, up to about $876,579. On the $460,000 median, a 20% down loan of $368,000 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 Idaho 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 0.56% effective rate. Add homeowners insurance and any HOA. Not an offer.

Down payment	Cash down	Loan	P&I	PMI (est.)	Tax	Monthly total
3%	$13,800	$446,200	$2,820	$335	$215	**$3,370**
5%	$23,000	$437,000	$2,762	$273	$215	**$3,250**
10%	$46,000	$414,000	$2,617	$173	$215	**$3,005**
20%	$92,000	$368,000	$2,326	—	$215	**$2,541**

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%	$335	about 11 years and 1 months	about 12 years	$44,555
5%	$273	about 10 years and 4 months	about 11 years and 3 months	$33,852
10%	$173	about 7 years and 11 months	about 9 years and 1 months	$16,435

> **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 Idaho

Idaho closings are handled by title companies acting as escrow agents, with no attorney requirement and attorneys rarely involved in a residential purchase. Idaho is a dry-funding state: the title company records the deed of trust with the county recorder and disburses once the lender's funds arrive, which can be a day after signing. Closing fees are split between the parties by custom and the seller usually pays for the owner's title policy.

Idaho has no mortgage recording tax, no intangible tax and no real estate transfer tax at all. The county recorder charges a per-document recording fee for the deed of trust and for the reconveyance when the loan is paid off. Idaho is therefore among the cheapest states in which to record a loan. Idaho closings use title and escrow companies; with no transfer tax, buyer costs typically total 2% to 3% of the price, and sellers customarily pay for the owner's title policy.

Idaho rules that touch a conventional loan

Prepayment. Idaho has no statute that flatly bans prepayment penalties on residential mortgages; the Idaho Credit Code (Idaho Code Title 28, chapters 41 to 46) governs consumer credit terms and disclosure for the lenders it covers, and the Idaho Residential Mortgage Practices Act requires licensees to disclose loan terms accurately. Federal qualified-mortgage limits are the main constraint, and a penalty must be written into the note. Ask the Idaho Department of Finance if a penalty clause looks questionable.

Spouses and title. Idaho is a community property state; Idaho Code § 32-912 requires both spouses to join in any encumbrance of community real property, so a non-borrowing spouse signs the deed of trust unless the home is established as separate property. Couples may hold title as community property with right of survivorship (Idaho Code § 15-6-401). For FHA and VA loans the non-borrowing spouse's debts are included in the debt-to-income ratio because of community liability.

Homestead. Idaho's homestead exemption (Idaho Code § 55-1003) was raised from $100,000 to $175,000 in 2020 and attaches automatically to the owner-occupied home (§ 55-1004), protecting that equity from judgment creditors but not from a deed of trust, tax liens or liens for improvements. For property tax, the Homeowner's Exemption (§ 63-602G) exempts 50% of the value of the home and up to one acre, capped at $125,000 since House Bill 389 in 2021, which also removed the annual indexing of the cap; the Property Tax Reduction ("circuit breaker") program adds income-tested relief for owners 65 and older, disabled owners and widows.

Your Idaho 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 Idaho 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