Claude Loan

2026 STATE GUIDE

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

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

Kansas at a glance

Conforming limit (2026, one unit)	$832,750 baseline — higher in any FHFA high-cost county
Median home price (approx.)	$230,000
Property tax (effective)	about 1.34% — roughly $3,082 a year on the median
Closing practice	Title company closing state
Transfer / recording taxes	Kansas has no real estate transfer tax and repealed its mortgage registration tax in 2019; only recording fees apply.

Conforming or jumbo?

A one-unit loan above $832,750 is jumbo in Kansas 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 $230,000 median, a 20% down loan of $184,000 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 Kansas 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 1.34% effective rate. Add homeowners insurance and any HOA. Not an offer.

Down payment	Cash down	Loan	P&I	PMI (est.)	Tax	Monthly total
3%	$6,900	$223,100	$1,410	$167	$257	**$1,834**
5%	$11,500	$218,500	$1,381	$137	$257	**$1,775**
10%	$23,000	$207,000	$1,308	$86	$257	**$1,651**
20%	$46,000	$184,000	$1,163	—	$257	**$1,420**

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%	$167	about 11 years and 1 months	about 12 years	$22,211
5%	$137	about 10 years and 4 months	about 11 years and 3 months	$16,988
10%	$86	about 7 years and 11 months	about 9 years and 1 months	$8,170

> **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 Kansas

Kansas closings are conducted by title companies, which examine title, issue the policies, handle escrow and record the mortgage without any requirement that an attorney attend. Attorneys are hired for contract review or for complicated estates and are otherwise rare at residential tables. Funding is wet, with the lender's wire in hand before documents are released, and buyer closing costs of roughly 2 percent to 3 percent of the price are typical.

Kansas used to levy a mortgage registration tax under Kansas Statutes 79-3102, but the Legislature phased it out and the tax reached zero on January 1, 2019; in its place, register of deeds recording fees were raised to a per-page schedule. There is no real estate transfer tax on the deed either. A Kansas borrower therefore pays only recording fees when the mortgage is filed. Kansas buyer closing costs typically run 2% to 3% of the price; with no transfer or mortgage taxes, the main items are lender fees, title insurance and prepaids.

Kansas rules that touch a conventional loan

Prepayment. Kansas lets consumers prepay loans covered by its Uniform Consumer Credit Code without penalty under Kansas Statutes 16a-2-509, with narrow exceptions that depend on the loan category and lien position. High loan-to-value first mortgages regulated by Kansas Statutes 16a-3-308a may not carry a prepayment penalty at all. For a conventional first lien outside the consumer code, the federal QM rules are the practical limit, and the note should be read for any clause.

Spouses and title. Kansas follows separate-property rules and has no tenancy by the entirety, so a married couple typically holds as joint tenants. The Kansas Constitution (Article 15, Section 9) and Kansas Statutes 60-2301 forbid the alienation of a homestead without the joint consent of husband and wife, so a mortgage of the family home must be signed by both spouses even if one is not on title or the note. Because the state is not a community-property jurisdiction, the non-borrowing spouse's debts do not enter FHA or VA qualifying ratios.

Homestead. The Kansas homestead is unlimited in value and limited only by area — one acre in a city or 160 acres of farmland — under Article 15, Section 9 of the state constitution and Kansas Statutes 60-2301, one of the broadest protections in the country. It yields to purchase-money obligations, property taxes, liens for improvements and a mortgage signed by both spouses, so it is no defense to the lender who financed the house. Kansas has no general homestead property tax exemption, but since 2024 the first $75,000 of a residence's appraised value is exempt from the statewide 20-mill school levy, and a homestead refund program helps low-income seniors and disabled owners.

Your Kansas 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 Kansas 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

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