Claude Loan

2026 STATE GUIDE

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

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

Missouri at a glance

Conforming limit (2026, one unit)	$832,750 baseline — higher in any FHFA high-cost county
Median home price (approx.)	$250,000
Property tax (effective)	about 0.96% — roughly $2,400 a year on the median
Closing practice	Title company closing state
Transfer / recording taxes	Missouri has no real estate transfer tax and no mortgage tax; recording fees are modest.

Conforming or jumbo?

A one-unit loan above $832,750 is jumbo in Missouri 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 $250,000 median, a 20% down loan of $200,000 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 Missouri 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 0.96% effective rate. Add homeowners insurance and any HOA. Not an offer.

Down payment	Cash down	Loan	P&I	PMI (est.)	Tax	Monthly total
3%	$7,500	$242,500	$1,533	$182	$200	**$1,915**
5%	$12,500	$237,500	$1,501	$148	$200	**$1,849**
10%	$25,000	$225,000	$1,422	$94	$200	**$1,716**
20%	$50,000	$200,000	$1,264	—	$200	**$1,464**

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%	$182	about 11 years and 1 months	about 12 years	$24,206
5%	$148	about 10 years and 4 months	about 11 years and 3 months	$18,352
10%	$94	about 7 years and 11 months	about 9 years and 1 months	$8,930

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 Missouri

Missouri closings are conducted by title companies, which handle the title search, the policies, the settlement statement and the recording of the deed of trust, with no attorney required by law. Attorneys are engaged mainly for contract review or for the seller's deed, and Kansas City and St. Louis both follow title-company practice. Funding is wet, and buyer closing costs of about 2 percent to 3 percent are usual.

Missouri imposes no mortgage tax, intangible tax or documentary stamp on the deed of trust, and no real estate transfer tax on the deed. The recorder of deeds charges a modest fee for the first page and a smaller amount for each additional page, so recording a deed of trust costs a few dozen dollars. A release of deed of trust is recorded for a similar fee once the loan is paid. Missouri buyer closing costs typically run 2% to 3% of the price, among the lowest in the country, with title companies handling closings and no government transfer charges.

Missouri rules that touch a conventional loan

Prepayment. Missouri allows a prepayment penalty on a loan secured by residential real estate only during the first five years of the loan under Missouri Revised Statutes 408.036, and none may be charged after that. Within those five years, the amount is capped by the statute, and federal QM rules shorten the window to three years and cap the charge for most owner-occupied loans. Second mortgages under the Missouri second mortgage loan act have their own prepayment terms.

Spouses and title. Missouri is a separate-property state where married couples usually hold as tenants by the entirety, which requires both spouses to sign any deed of trust on that property. Dower was abolished, but a spouse can challenge a conveyance made in fraud of marital rights (Missouri Revised Statutes 474.150), so title companies commonly ask a non-titled spouse to sign a marital waiver or join the deed. FHA and VA ratios use only the borrower's debts in Missouri.

Homestead. Missouri's creditor homestead exemption is a fixed $15,000 of equity under Missouri Revised Statutes 513.475, one of the smaller figures nationally, and it offers no protection against a deed of trust, taxes or a mechanic's lien. There is no general homestead property tax exemption; instead the Missouri Property Tax Credit, often called the circuit breaker, refunds part of the tax to lower-income seniors and disabled owners. Senate Bill 190 of 2023, as clarified in 2024, lets counties freeze property tax bills for eligible senior homeowners, and most large counties have adopted it — verify the application rules with the county collector.

Your Missouri 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 Missouri 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