Claude Loan

2026 STATE GUIDE

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

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

Utah at a glance

Conforming limit (2026, one unit)	$832,750 baseline — higher in any FHFA high-cost county
Median home price (approx.)	$520,000
Property tax (effective)	about 0.55% — roughly $2,860 a year on the median
Closing practice	Escrow closing state
Transfer / recording taxes	Utah has no real estate transfer tax and no mortgage tax; only recording fees apply.

Conforming or jumbo?

A one-unit loan above $832,750 is jumbo in Utah 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 $520,000 median, a 20% down loan of $416,000 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 Utah 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 0.55% effective rate. Add homeowners insurance and any HOA. Not an offer.

Down payment	Cash down	Loan	P&I	PMI (est.)	Tax	Monthly total
3%	$15,600	$504,400	$3,188	$378	$238	**$3,804**
5%	$26,000	$494,000	$3,122	$309	$238	**$3,669**
10%	$52,000	$468,000	$2,958	$195	$238	**$3,391**
20%	$104,000	$416,000	$2,629	—	$238	**$2,867**

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%	$378	about 11 years and 1 months	about 12 years	$50,274
5%	$309	about 10 years and 4 months	about 11 years and 3 months	$38,316
10%	$195	about 7 years and 11 months	about 9 years and 1 months	$18,525

> **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 Utah

Utah closings run through escrow at title companies, whose escrow agents are licensed by the Utah Insurance Department for title work and, when independent, by the Department of Financial Institutions under Utah Code Title 7, chapter 22; attorneys are not required. Deeds of trust name a trustee who must be a Utah attorney or a title insurance company (Utah Code § 57-1-21). Funding is generally wet, and escrow fees of a few hundred dollars are typically shared by the parties.

Utah collects no mortgage tax, no intangible tax and no real estate transfer tax; the only public charge when a deed of trust is recorded is the county recorder's flat per-document fee, which has been a few tens of dollars since the state standardized it. That absence of transaction taxes is one reason Utah closing costs run below the national average. Utah closings use title and escrow companies; buyer closing costs of about 2% to 3% of the price cover escrow, lender's title policy, lender fees and prepaids, and sellers customarily pay for the owner's policy.

Utah rules that touch a conventional loan

Prepayment. Utah leaves prepayment terms largely to the contract: the Utah Consumer Credit Code lets borrowers prepay but does not impose a blanket ban on penalties for residential mortgages, so a conventional loan may include one within the federal qualified-mortgage limits. The Utah High Cost Home Loan Act restricts prepayment penalties on loans that cross its high-cost thresholds. Most Utah purchase loans have no penalty, but the note, not state law, is what decides.

Spouses and title. Utah is a separate-property state, so title and the loan can sit in one spouse's name alone; a non-borrowing spouse is usually asked to sign the deed of trust anyway when the home is the marital residence, to waive any homestead claim under Utah Code § 78B-5-503. Spouses commonly hold title as joint tenants, and Utah recognizes survivorship between them. Qualifying ratios include only the debts of the people on the application.

Homestead. Utah's homestead exemption (Utah Code § 78B-5-503) protects a primary residence up to an amount per individual that was raised to $42,000 in 2020 and is adjusted every year for inflation, with the figure roughly doubled for spouses who own together; claiming it against a judgment creditor may require filing a declaration, so check the current amount and procedure. It has no effect on a consensual deed of trust, tax liens or mechanics' liens. For property taxes Utah is generous: the primary residential exemption removes 45 percent of the fair market value of an owner-occupied home from the tax base (Utah Code § 59-2-103), and a circuit-breaker program helps low-income seniors.

Your Utah 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 Utah 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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