



MISSOURI AND KANSAS EDITION

2026 Kansas City and Johnson County Jumbo Homebuyer Guide

A decision guide for comparing jumbo, conforming and structured financing across the Kansas City metro.

THE 2026 STARTING POINT	WHAT THIS GUIDE HELPS YOU DECIDE
\$832,750	Loan amount versus home price
One-unit baseline limit	Down payment and reserve tradeoffs
Johnson County KS and local MO counties	Property tax, insurance and total cash planning

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START HERE

A \$900,000 Home Is Not Automatically a Jumbo Loan

For a one-unit property in Johnson County, Kansas, and the Kansas City-area Missouri counties, the 2026 conforming loan limit is \$832,750. The limit applies to the loan amount, not the purchase price. A larger down payment can keep the first mortgage within conforming limits, while a smaller down payment may place the loan in jumbo territory.

ILLUSTRATIVE PURCHASE	DOWN PAYMENT	ESTIMATED FIRST LOAN	STARTING PATH
\$900,000	\$90,000	\$810,000	Below the baseline limit
\$900,000	\$67,500	\$832,500	Near the baseline limit
\$900,000	\$45,000	\$855,000	Above the baseline limit

Illustrations exclude financed fees, subordinate financing and other adjustments. A loan below the limit is not automatically eligible for conforming execution; property, occupancy, credit, income, assets and agency requirements still apply.

Use This Guide in Three Passes

PASS	YOUR DECISION	OUTPUT
1 Structure	Compare loan amount, down payment and possible first/second-lien structures.	A short list of financing paths worth pricing.
2 Liquidity	Estimate cash to close and funds you want to retain after closing.	A reserve target that reflects your comfort level.
3 Execution	Compare Loan Estimates using identical assumptions.	A lender decision based on total structure, not one headline number.

Your First Calculation

Target purchase price

Planned down payment

Estimated first-loan amount

Cash you want to keep after closing

Formula: estimated first-loan amount = purchase price - down payment. Ask Zach to confirm the applicable county limit and the way any second lien, financed fee or program feature changes the structure.

STRUCTURE

Four Financing Paths Worth Comparing

The strongest starting point is not “Which program has the lowest advertised rate?” It is “Which structure best protects my cash, payment, flexibility and closing plan?”

PATH	WHEN TO REVIEW IT	TRADEOFFS TO PRICE
Conforming first mortgage	Your first-loan amount is at or below the county limit and the file meets agency rules.	Down payment, mortgage insurance if applicable, pricing adjustments and reserve needs.
Single jumbo mortgage	The desired first-loan amount exceeds the conforming limit or the property/file is better suited to a jumbo investor.	Credit profile, leverage, reserves, documentation, appraisal and pricing can vary widely.
Conforming first plus second lien	You want to keep the first mortgage within the conforming limit or preserve liquidity.	Combined payment, variable-rate risk if applicable, two sets of terms and future payoff strategy.
Specialized portfolio path	Physician, asset-based, bank-statement, construction or other complex-income needs may require a different execution.	Eligibility and documentation are investor-specific; compare total cost and exit strategy.

Questions That Change the Best Path

- ☐ How long do you expect to own the home or keep this financing?
- ☐ Is preserving investment liquidity more important than reducing the payment?
- ☐ Will income include bonus, commission, partnership, business or restricted-stock compensation?
- ☐ Is the property a primary residence, second home or investment property?
- ☐ Is the home unique, newly built, attached, acreage-based or otherwise difficult to compare?
- ☐ Would you consider a fixed-rate first mortgage with a separate second lien?

Decision Rule

Ask for at least two viable structures priced on the same day with the same purchase price, down payment, lock period and closing date. Compare monthly payment, cash to close, lender-controlled costs, credits, reserve effect and projected cost over the period you expect to keep the financing.

KANSAS VERSUS MISSOURI

Crossing the State Line Changes the Escrow Math

Kansas assesses residential property at 11.5% of appraised value. Missouri assesses residential real property at 19% of true value in money. Those percentages are only one part of the tax calculation; local levies, exemptions, valuation timing and taxing districts determine the actual bill. Do not infer that one state will always produce a lower tax payment from the assessment percentage alone.

INPUT	KANSAS PROPERTY	MISSOURI PROPERTY
Target address or area		
Appraised or estimated value		
Residential assessment percentage	11.5%	19%
Estimated assessed value		
Local mill levy or tax rate		
Estimated annual property tax		
Estimated monthly tax escrow		

Quote the Same House Both Ways

For buyers deciding between Johnson County and the Missouri side of the metro, request two total-payment scenarios. Use the same purchase price and down payment, then change the property tax estimate, homeowners insurance, HOA dues and any location-specific property details.

- ☐ Confirm the county assessor or treasurer estimate rather than copying a seller's current tax bill.
- ☐ Ask whether a recent sale or new construction completion could change the valuation.
- ☐ Use a property-specific insurance estimate, especially for higher-value finishes or replacement-cost considerations.
- ☐ Compare principal, interest, tax, insurance and HOA - not principal and interest alone.

Local planning note: Kansas City spans two states and multiple counties. County, taxing district and municipality matter more than a generic "KC" label.

BUYER WORKSHEET

Build the Scenario Before You Shop the Rate

Complete what you know. A precise scenario produces a more useful comparison and reduces the chance of comparing incompatible quotes.

PROPERTY AND TIMING	YOUR INPUT
Target city, neighborhood or ZIP	
County and state	
Property type	
Occupancy	
New construction	
Expected contract or closing date	
Purchase price	
Planned down payment	
Estimated first-loan amount	

MONTHLY HOUSING PLAN	YOUR INPUT
Principal and interest target	
Property tax estimate	
Homeowners insurance estimate	
HOA dues	
Second-lien payment if applicable	
Comfortable total housing payment	

Your Priority Order

Rank 1 through 5. Use each number once.

PRIORITY	RANK
Lowest cash to close	
Lowest monthly payment	
Lowest projected cost over my expected holding period	
Preserve liquidity after closing	
Predictable fixed payment	

DOCUMENTATION

Build a Clean Jumbo File Before the Offer

Jumbo guidelines vary by investor. A complete, internally consistent file helps the lender identify viable options earlier and can reduce surprises after contract.

Core File

- ☐ Government-issued identification and current contact information
- ☐ Most recent pay statements and employment details if salaried
- ☐ Recent bank and investment statements for funds to close and reserves
- ☐ Current housing payment, property ownership and mortgage information
- ☐ Purchase contract and builder addenda when available
- ☐ Explanation and paper trail for large or unusual deposits if requested

Self-Employed or Business-Owner File

- ☐ Personal and business tax returns for the period requested by the investor
- ☐ Year-to-date profit and loss statement and balance sheet if requested
- ☐ Business bank statements and ownership documentation
- ☐ K-1s, 1099s or partnership/corporate schedules that support the income analysis
- ☐ Business debt schedule or evidence of obligations paid by the business
- ☐ Short written explanation of one-time expenses, distributions or material business changes

Complex Compensation or Assets

- ☐ Bonus, commission or overtime history and employer documentation
- ☐ Restricted stock or equity-award vesting statements and transaction history
- ☐ Trust, brokerage or retirement statements with access/withdrawal terms
- ☐ Rental leases and tax-return schedules for real-estate income
- ☐ Relocation benefits or employer assistance documentation

Do not move large sums, open new credit, change title ownership or liquidate investments solely for the mortgage without first discussing the documentation and tax consequences with the appropriate professionals.

LIQUIDITY

Plan Cash to Close and Cash After Close

The strongest jumbo structure is not always the one with the largest down payment. Some borrowers value a lower loan amount; others prioritize liquidity for renovations, investments, taxes or business operations. Reserve requirements and eligible asset treatment vary by investor.

LIQUIDITY WORKSHEET	AMOUNT
Verified funds available for the transaction	
Less down payment	
Less estimated closing costs and prepaid items	
Less planned immediate repairs or furnishings	
Estimated funds remaining after closing	
Personal minimum liquidity target	
Difference above or below target	

Assets to Discuss With the Lender

ASSET SOURCE	AVAILABLE	ELIGIBILITY CONFIRMED
Checking and savings		
Brokerage accounts		
Retirement accounts		
Vested company stock		
Trust assets		
Business funds		
Gift funds if program permits		

Before Reallocating Assets

- ☐ Confirm whether the asset can be used for closing, reserves or both.
- ☐ Confirm any haircut, seasoning, access or liquidation requirements.
- ☐ Ask whether using business funds requires a business cash-flow review.
- ☐ Review tax consequences with a qualified tax professional before selling investments.

PROPERTY AND APPRAISAL

Luxury Property Details Can Change the Execution

A strong borrower profile does not eliminate property risk. Jumbo investors may review appraisal quality, comparable sales, construction stage, acreage, condo eligibility and marketability differently. Identify the property features early enough to price and schedule around them.

PROPERTY FEATURE	WHAT TO PROVIDE EARLY	QUESTION TO ASK
New construction or recent completion	Plans, specifications, builder contract, addenda and completion timeline	When can the appraisal be completed and will a final inspection be required?
Custom or highly upgraded home	Upgrade list, square footage details and recent comparable sales if available	Could a second appraisal or review be required under this investor's rules?
Acreage, outbuildings or mixed-use features	Survey, parcel details, use description and improvement information	Are land value, agricultural use or accessory structures restricted?
Condominium	Project name, HOA contact and available project documents	What project review applies and are reserves or insurance adequate?
Second home or investment property	Occupancy plan, rental information and existing property schedule	How do occupancy and reserve requirements change?

Appraisal Readiness Checklist

- ☐ The contract reflects all concessions, personal property and builder incentives.
- ☐ The lender knows about planned renovations, incomplete items or construction timing.
- ☐ Access is coordinated early for appraiser and any required inspections.
- ☐ Insurance can be obtained for the property type and replacement-cost profile.
- ☐ The closing date includes realistic time for reviews, conditions and any appraisal reconsideration.

An appraisal supports collateral analysis; it is not a home inspection and does not guarantee the property's condition or future value.

OFFER COMPARISON

Compare Loan Estimates With Matching Assumptions

A lower rate can come with higher points or fees. A larger lender credit can change the rate or cash-to-close structure. Compare official Loan Estimates for the same loan type, lock period, purchase price, down payment and closing date.

COMPARISON ITEM	OPTION A	OPTION B	OPTION C
Loan type and term			
Loan amount			
Interest rate			
APR			
Rate locked until			
Points			
Lender-controlled fees			
Lender credit			
Estimated cash to close			
Principal and interest			
Estimated total payment			
Prepayment penalty			

Apples-to-Apples Questions

- ☐ Are all three options locked for the same period?
- ☐ Do all options use the same property tax, insurance and HOA assumptions?
- ☐ Which costs are lender-controlled and which are third-party or prepaid items?
- ☐ What happens to the rate, payment and cash to close if the down payment changes?
- ☐ How much interest and total cost is projected over my expected holding period?
- ☐ What conditions could change the pricing or approval before closing?

LOCAL PLANNING

Kansas City Metro Coverage by Buyer Intent

Use one financing strategy across the metro, then adjust property tax, insurance, HOA, appraisal and program details for the exact property. The communities below are examples of areas DreamLux serves; they are not guarantees of program availability or property values.

MARKET AREA	COMMUNITIES AND SEARCH AREAS	PLANNING EMPHASIS
Johnson County Kansas	Leawood, Mission Hills, Prairie Village, Overland Park, Olathe, Lenexa and Shawnee	Jumbo versus conforming threshold, escrow assumptions, liquidity and appraisal fit
Kansas City Kansas and north/west Kansas	Kansas City KS, Wyandotte County, Leavenworth County and nearby communities	County-specific taxes, property characteristics and commuting/location priorities
Kansas City Missouri core	Ward Parkway, Brookside, Plaza-area neighborhoods and Kansas City MO	Historic or unique property details, taxes, insurance and appraisal comparables
Northland and northwest Missouri side	Parkville, Riverside, Liberty, Clay County and Platte County	New construction, acreage, builder terms and completed-home financing
Eastern and southern Missouri side	Lee's Summit, Lakewood, Blue Springs, Jackson County, Cass County and Loch Lloyd	Jumbo/conforming structure, HOA, property type and liquidity planning

Your Local Shortlist

Kansas option

Missouri option

Target property ZIP codes

Non-negotiable property features

Maximum comfortable total payment

Search-to-Financing Handoff

Before scheduling second showings on a higher-priced home, request a property-specific payment range using the address, expected taxes, insurance, HOA and planned down payment. This prevents a generic preapproval from becoming a payment surprise after contract.

YOUR NEXT MOVE

Request a Private Jumbo Structure Review

Bring one target property or purchase range. Zach can compare a conforming first, single jumbo and other eligible structures using consistent assumptions, then identify the documentation needed for a fully reviewed preapproval path.

BRING THESE FIVE ITEMS

- ☐ Target purchase price or property address
- ☐ Planned down payment range
- ☐ Approximate credit profile
- ☐ Income type and employment/business structure
- ☐ Closing timeline and liquidity priority

PHONE

[\(573\) 301-4422](tel:(573)301-4422)

BOOK A PRIVATE REVIEW

[Choose a meeting time](#)

START AN APPLICATION

[Begin the secure application](#)



SCAN FOR THE KANSAS CITY JUMBO RESOURCE PAGE



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This guide is educational and is not a commitment to lend or a guarantee of approval, terms, savings, closing or property value. All loans are subject to application, underwriting, acceptable appraisal, title, insurance, investor and program requirements. Rates, terms, guidelines and availability may change without notice. Equal Housing Lender.

SOURCE NOTES

Official References and Important Definitions

Prepared October 2026. The most important time-sensitive figure in this guide is the 2026 one-unit conforming loan limit. Reconfirm program, county and investor requirements at the time of application.

1. Federal Housing Finance Agency

[FHFA Announces Conforming Loan Limit Values for 2026](#)

The 2026 baseline one-unit conforming loan limit is \$832,750 in most of the United States.

2. Federal Housing Finance Agency

[Full County Loan Limit List for 2026](#)

Johnson County Kansas and Kansas City-area counties use the \$832,750 one-unit limit.

3. Kansas Department of Revenue

[The Basics of Property Taxation](#)

Kansas residential property is assessed at 11.5% of appraised value.

4. Missouri State Tax Commission

[Property Tax Definitions](#)

Missouri residential real property is assessed at 19% of true value in money.

5. Consumer Financial Protection Bureau

[What Is a Jumbo Loan](#)

Mortgage loans may exceed conforming loan limits; jumbo costs and terms can differ.

6. Consumer Financial Protection Bureau

[Compare Loan Estimates](#)

Use standardized Loan Estimates to compare costs, terms, lender responsiveness and closing plans.

Definitions

TERM	PLAIN-LANGUAGE MEANING
Conforming loan limit	The maximum original balance eligible for purchase by Fannie Mae or Freddie Mac for a property type and county. A loan must also meet other agency rules.
Jumbo loan	A mortgage with an amount above the applicable conforming loan limit. Investor guidelines and pricing vary.
APR	A broader cost measure that includes the interest rate and certain loan charges. It is useful for comparison but is not the monthly note rate.
Reserves	Eligible assets remaining after closing, often expressed as months of qualifying housing obligations. Required amounts and eligible assets vary.
Loan Estimate	A standardized disclosure showing important projected loan terms and costs. Compare disclosures using the same assumptions.