



# Maryland Mortgage Program Dual Track Product Line

<b>MMP 1<sup>st</sup> Time Advantage</b> <i>Must be <b>FIRST-TIME</b> homebuyers</i>	<b>MMP Flex</b> <i>Can be <b>REPEAT</b> or <b>FIRST-TIME</b> homebuyers</i>
<b>1<sup>st</sup> Time Advantage Direct</b> <i>No MMP DPA</i>	<b>Flex Direct</b> <i>No MMP DPA</i>
<b>1<sup>st</sup> Time Advantage 6000</b> <i>Comes with a \$6,000 DPA loan May utilize Partner Match if applicable</i>	<b>Flex 6000</b> <i>Comes with a \$6,000 DPA loan May utilize Partner Match if applicable</i>
<b>1<sup>st</sup> Time Advantage 3% Loan</b> <i>Comes with a DPA loan equal to 3% of the first mortgage</i>	<b>Flex 3% Loan</b> <i>Comes with a DPA loan equal to 3% of the first mortgage</i>
<b>1<sup>st</sup> Time Advantage 4% Loan</b> <i>Comes with a DPA loan equal to 4% of the first mortgage</i>	<p><i>Fact sheets and other professional resources can be found here:</i></p> <p style="text-align: center;"><a href="#">MMP Program Info</a></p> <p><i>Existing MCC may be re-issued, but no new MCCs.</i></p> <p style="text-align: center;"><a href="#">MD Home Credit</a></p>
<b>1<sup>st</sup> Time Advantage 5% Loan</b> <i>Comes with a DPA loan equal to 5% of the first mortgage</i>	
<b>HomeStart</b> <i>For borrowers with ≤50% AMI. Comes with a DPA loan equal to 6% of the first mortgage.</i>	

## Specialty Products

<p style="text-align: center;"><a href="#">Maryland SmartBuy</a></p> <p><i>For first-time homebuyers with student debt. Conventional only. DPA options available.</i></p>	<p style="text-align: center;"><a href="#">97% LTV Conventional Refinance Program</a></p> <p><i>Existing MMP DPA may be subordinated.</i></p> <p style="text-align: center;"><i>Check the daily Rates for current product availability:</i></p> <p style="text-align: center;"><a href="#">Products and Interest Rates (maryland.gov)</a></p>
<p style="text-align: center;"><a href="#">Maryland HomeAbility</a></p> <p><i>For first-time homebuyers with disabilities; special income limits apply.</i></p>	
<p style="text-align: center;"><a href="#">Montgomery Homeownership Programs – MHP IX &amp; MEDPAL</a></p> <p><i>For first-time homebuyers purchasing in Montgomery County (maximum \$25,000).</i></p>	

**MMP FHA Limited 203(k) Loans:** For each FHA product type—under 1<sup>st</sup> Time Advantage, Flex, or Montgomery products—there is an MMP FHA Limited 203(k) version with a different program code and a minimum FICO overlay of 660, but which has the same product parameters: [MMP FHA Limited 203\(k\) loan product page](#)

**mmp.maryland.gov**

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