



# TARGETED AREA PROMOTION

**HELPING FAMILIES  
REALIZE THE DREAM  
OF HOMEOWNERSHIP  
IN FEDERALLY  
DESIGNATED  
TARGETED AREAS**



Eligible borrowers can take advantage of all the benefits of the Maryland Mortgage Program:



**DOWN PAYMENT &  
CLOSING COST  
ASSISTANCE**



**30-YEAR  
FIXED RATE**



**HOMEBUYER  
EDUCATION**

**TARGETED-AREA RATE<sup>†</sup>**

**3.625%**  
See below  
for APR

**MMP TARGETED AREA LOANS CAN BE  
FHA, VA, RHS OR CONVENTIONAL LOANS**

*This program is not applicable to refinances*

**SHORT TIME ONLY**

**THIS MMP TARGETED RATE IS ONLY  
AVAILABLE FOR LOANS RESERVED UNTIL**

**FRIDAY, MAY 30 2014 @ 5:00PM**

<sup>†</sup> Eligible borrowers must meet eligibility requirements for the Maryland Mortgage Program.

Please contact a participating lender for further details on the APR. Rates are subject to change.

\*conventional includes conventional insured and uninsured loans;

\*\*The Annual Percentage Rates (APRs) quoted represent a typical 30-year fixed rate conventional insured loan on a \$200,000 home with the required 3% minimum down payment. The APRs are based on the total amount of interest calculated at the interest rate over the life of the loan, plus Prepaid Finance Charges and the total amount of any required mortgage insurance charges over the life of the loan. Mortgage insurance charges are based on an annualized rate for mortgage insurance of .85% which is consistent with an HFA preferred rate for a loan at a 97% LTV. Prepaid Finance Charges include items paid at or before settlement, as permitted by regulation and law, such as loan origination fees, commitment or discount fees (points), and adjusted interest. This is only an example and the APR may vary depending on the particular circumstances including loan amount, down payment and final transaction costs. The APR for a conventional uninsured loan (less than or equal to 80% LTV) will be different than the APR for a conventional insured loan. The VA APR quoted represent a typical 30-year fixed rate VA-guaranteed loan on a \$200,000 home with no down payment plus a financed 2.15% VA funding fee. The FHA APR calculation includes 3.5% down payment on a \$200,000 sales price. UFMIP remains at 1.75% and Annual Renewal premiums are 1.35%. Annual renewals remain in place for the full term of the loan.

Loan Type		Targeted-Area Promotion
Interest Rate		3.625%
APR**	MMP Conventional*	4.175%
	MMP Government	5.117%

SEE REVERSE FOR FURTHER DETAILS OR TO LEARN MORE GO TO [MMP.MARYLAND.GOV/PAGES/TARGETED-AREAS-PROMOTION.ASPX](http://MMP.MARYLAND.GOV/PAGES/TARGETED-AREAS-PROMOTION.ASPX)