



# Information Packet





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# mmp.maryland.gov

*Information provided in the Information Packet is accurate as of the date of printing. However, some information is subject to change, and borrowers should talk to an MMP approved lender before making decisions based on the document.*



# INTRODUCTION

## Is the Maryland Mortgage Program right for me?

Buying a home is a big deal. For Marylanders just like you, it may be the single largest purchase you make, and will impact your family’s life for years to come. Becoming a homeowner means stability, greater control over how you live, and the potential for building wealth and equity for your family’s future.

You may have heard about the Maryland Mortgage Program (MMP) from a friend or a neighbor, from an ad you saw on a bus or from a flyer you picked up at an event, and now you’re wondering if this program can help you move into a home of your own.

The Maryland Mortgage Program is a home loan program that’s safe, secure and right for many Marylanders, with several important features:



### DOWN PAYMENT & CLOSING COST ASSISTANCE

Generous interest-free, deferred loans to help you pay down settlement expenses.

**WHY**

To help you get into your home faster, and start building equity now.



### 30-YEAR FIXED RATE

Competitive interest rates, locked in for 30 years.

**WHY**

So you know your repayments today, tomorrow, and for the life of your loan.



### HOMEBUYER EDUCATION

Community-based homebuyer classes to help you understand the homebuying process.

**WHY**

To give you the confidence and knowledge you need to make the right decisions.



### MARYLAND HOMECREDIT

A federal tax credit worth up to \$2,000 every year for the life of the mortgage.

**WHY**

To make homeownership even more affordable



## DOWN PAYMENT & CLOSING COST ASSISTANCE

### Down Payment & Closing Cost Assistance

The Maryland Mortgage Program provides significant support to homebuyers through Down Payment Assistance and Partner Match Programs, helping Marylanders who can sustainably afford the month-to-month costs of homeownership overcome upfront financial barriers associated with down payments and settlement expenses.

### MMP Down Payment Assistance from DHCD

Homebuyers that are eligible for a Maryland Mortgage Program home loan are also eligible for a Down Payment Assistance Loan of up to \$5,000 to help cover the upfront costs of down payments and other settlement costs, such as title fees, appraisals, mortgage insurance premiums, hazard insurance and others. This loan is provided to borrowers at 0% interest, and repayment (in full) is deferred to payoff, sale, transfer or refinancing of the property.

To learn more about Down Payment Assistance, go to <https://mmp.maryland.gov/pages/downpayment.aspx>.

### Partner Match Loans from DHCD

In addition to regular Down Payment Assistance, MMP borrowers may also be able to receive financial assistance from other organizations to help them purchase a home. This financial assistance may be provided in any form (e.g. grant, loan or other) at the discretion of the contributing organization.

Many of these organizations are Partners with DHCD in supporting homeownership through the MMP Partner Match Programs. Partner Match Programs will match the combined contributions of the partner organizations up to a maximum of \$2,500, which gets added to the regular DPA 0%, deferred loan.

The three Partner Match initiatives are:

**House Keys 4 Employees (HK4E)** – participating organizations are employers that provide financial support as an employment benefit for employees to purchase a home. The list of participating employers can be found on the MMP website at <http://mmp.maryland.gov/Pages/Partner-Employers.aspx>. For homebuyers that receive support through HK4E, an additional \$1,000 (0% deferred loan) is available through Smart Keys 4 Employees (SK4E) if the purchased property is located in a Priority Funding Area AND the property is close to the borrower's place of employment (defined as being either within the same jurisdiction as the place of employment or within 10 miles).

**Builder/Developer Incentive Program (BDIP)** – participating organizations are builders and developers that provide financial support to purchase or build their homes. Participating firms can be found on the MMP website at <http://mmp.maryland.gov/Pages/Builders-and-Developers.aspx>.

**Community Partner Incentive Program (CPIP)** – participating organizations are foundations, nonprofit organizations and local governments that support affordable homeownership opportunities by providing financial assistance. Participating organizations can be found on the MMP website at <http://mmp.maryland.gov/Pages/Community-Organizations.aspx>.



## ELIGIBILITY

Many people throughout Maryland are eligible to apply for a home loan, down payment assistance, and a federal tax credit (Maryland HomeCredit) through the Maryland Mortgage Program. The following criteria must be met for a borrower or co-borrowers to be eligible:

1	FIRST-TIME HOMEBUYERS	MMP borrowers and Maryland HomeCredit applicants must be First-Time Homebuyers, which are defined as individuals who have not owned a home for at least three years. Exceptions to this include borrowers who are purchasing a home in a Targeted Area (see Section 7 - Eligible Locations of Properties for a description of Targeted Areas), and Military Veterans, who may use a one-time exemption from First Time Homebuyer requirements with submission of Form DD-214.
2	HOUSEHOLD INCOME LIMITS	There are upper limits that apply to applicants total household income. The exact limit depends on the size of the household and the Maryland location where the property is being purchased. Refer to the "Income and Purchase Price Limits" table on the following page, or at the link below, for details of these limits by household size and location.  <a href="http://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx">http://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx</a>
3	PROPERTY AS PRIMARY RESIDENCE	The purchased property must be for the borrower to live in as their primary residence – an MMP loan or Maryland HomeCredit cannot be used for the purchase of an investment property or a house for someone else to live in. Borrowers may not own any other real property at the time of settlement.
4	COMPLETION OF HOMEBUYER EDUCATION	All borrowers must complete a Homebuyer Education class – in some counties this needs to be done before a contract is signed on a house. An MMP approved lender can help borrowers identify any special homebuyer education requirements in a jurisdiction where a property is being purchased. The MMP website has details of Homebuyer Education classes available by region at <a href="http://mmp.maryland.gov/Pages/Homebuyer-Education-Classes.aspx">http://mmp.maryland.gov/Pages/Homebuyer-Education-Classes.aspx</a>
5	SOME PROPERTY RESTRICTIONS APPLY	New construction homes, or properties less than one year old, can only be purchased with an MMP loan if they are within a Priority Funding Area. Eligible properties are single-family, one-unit residences, including townhomes, detached or semi-detached homes. Condominiums that are on the approved list for FHA or FNMA (whichever is applicable) are eligible except for when purchased with conventional loans with an LTV over 95%. Second homes, rental properties and manufactured homes are not eligible properties under MMP.
6	LIQUID ASSETS	Limits apply to the amount of liquid assets a borrower may have. An MMP approved lender will apply an Asset Test for borrowers whose liquid assets equal or exceed 20% of the purchase price of the property to help determine eligibility.

Being eligible for the Maryland Mortgage Program doesn't automatically mean that an applicant will be approved for a home loan. Standard underwriting practices apply, which means that a loan officer will consider a range of factors when determining whether funds can be borrowed to purchase a home and how much can be borrowed. Factors like income and current debt, employment status and credit history will be considered, and an MMP approved lender will collect and submit documentation on these factors to support an application for a mortgage.



# INCOME & PURCHASE PRICE LIMITS

County / City	Targeted Area	Household Size	Income Limits		Maximum Acquisition Costs	
			Non-Targeted	Targeted	Non-Targeted	Targeted
Allegany	Yes	1 or 2		\$108,600		
		3 or more		\$126,700		\$289,705
Anne Arundel	Partial	1 or 2	\$107,520	\$108,600	\$429,620	\$525,091
		3 or more	\$125,440	\$126,700		
Baltimore City	Yes	1 or 2		\$108,600		\$525,091
		3 or more		\$126,700		
Baltimore County	Partial	1 or 2	\$107,520	\$108,600	\$429,620	\$525,091
		3 or more	\$125,440	\$126,700		
Calvert	No	1 or 2	\$131,040		\$429,620	
		3 or more	\$152,880			
Caroline	Yes	1 or 2		\$108,600		\$289,705
		3 or more		\$126,700		
Carroll	No	1 or 2	\$107,520		\$429,620	
		3 or more	\$125,440			
Cecil	No	1 or 2	\$90,500		\$346,601	
		3 or more	\$104,075			
Charles	No	1 or 2	\$131,040		\$429,620	
		3 or more	\$152,880			
Dorchester	Yes	1 or 2		\$108,600		\$289,705
		3 or more		\$126,700		
Frederick	Partial	1 or 2	\$131,040	\$131,040	\$429,620	\$525,091
		3 or more	\$152,880	\$152,880		
Garrett	Yes	1 or 2		\$108,600		\$316,177
		3 or more		\$126,700		
Harford	Partial	1 or 2	\$107,520	\$108,600	\$429,620	\$525,091
		3 or more	\$125,440	\$126,700		
Howard	No	1 or 2	\$107,520		\$429,620	
		3 or more	\$125,440			
Kent	Yes	1 or 2		\$108,600		\$339,391
		3 or more		\$126,700		
Montgomery	Partial	1 or 2	\$131,040	\$131,040	\$429,620	\$525,091
		3 or more	\$152,880	\$152,880		
Prince George's	Partial	1 or 2	\$131,040	\$131,040	\$429,620	\$525,091
		3 or more	\$152,880	\$152,880		
Queen Anne's	No	1 or 2	\$107,520		\$429,620	
		3 or more	\$125,440			
St. Mary's	No	1 or 2	\$99,900		\$331,463	
		3 or more	\$114,885			
Somerset	Yes	1 or 2		\$108,600		\$361,611
		3 or more		\$126,700		
Talbot	No	1 or 2	\$90,500		\$334,125	
		3 or more	\$104,075			
Washington	Partial	1 or 2	\$90,500	\$108,600	\$258,691	\$316,177
		3 or more	\$104,075	\$126,700		
Wicomico	Partial	1 or 2	\$90,500	\$108,600	\$295,863	\$361,611
		3 or more	\$104,075	\$126,700		
Worcester	No	1 or 2	\$90,500		\$301,829	
		3 or more	\$104,075			

Income limits for an RHS-guaranteed loan are the LESSER of the Maryland Mortgage Program Income Limits referenced above or the RHS Guaranteed Housing Program Income Limits.



# HOMEBUYER EDUCATION

Completing a Homebuyer Education class is a necessary part of becoming eligible for an MMP loan and Down Payment Assistance. An approved class is one that meets the requirements of FHA, the Federal National Mortgage Association (Fannie Mae), or the Federal Home Loan Mortgage Corporation (Freddie Mac). Lenders are required to include a copy of your Homebuyer Education Completion Certificate in your loan application. Many Homebuyer Education class providers are listed on the following page, but other options (online classes) may be available in most counties.

Note that there are special requirements for Homebuyer Education for borrowers seeking to purchase a home using the Maryland Mortgage Program in some jurisdictions, as described in the table below.

<p>ANNE ARUNDEL COUNTY (Does not include City of Annapolis)</p>	<p>Homebuyer Education must be provided by a HUD-Approved housing counseling agency</p> <p>The borrower must complete a Homebuyer Education course that includes at least eight hours of education on credit, budget, savings, the settlement process, and mortgage products.</p>
<p>BALTIMORE CITY</p>	<p>First-Time Homebuyers (see "Definitions" below) receiving funds from a Baltimore City program to help purchase a home in Baltimore City must complete Homebuyer Education with an organization approved by Baltimore City, and obtain a certificate of completion BEFORE ENTERING INTO A CONTRACT OF SALE to purchase a home.</p> <p>Move-Up Homebuyers (see "Definitions" below) receiving funds from a Baltimore City program to help purchase a home in Baltimore City must complete Homebuyer Education with an organization approved by Baltimore City, and obtain a certificate of completion BEFORE CLOSING.</p>
<p>BALTIMORE COUNTY</p>	<p>Homebuyer Education must be received from one of the following agencies:</p> <ul style="list-style-type: none"> <li>- Diversified Housing Development</li> <li>- Harbel Housing Partnership Program</li> <li>- Neighborhood Housing Services of Baltimore Inc.</li> <li>- Southeast CDC</li> </ul> <p>Workshop and individual counseling must be completed and a certificate of completion received BEFORE THE BORROWER ENTERS INTO A CONTRACT OF SALE to purchase a home.</p>
<p>HARFORD COUNTY</p>	<p>Homebuyer Education must include a minimum of two hours of one-on-one, face-to-face counseling and three hours of workshop counseling conducted by a HUD-approved housing counseling agency or by a lender that uses the services of a mortgage insurer with an established education/counseling program.</p>

*Definitions - A "First-Time Homebuyer" is defined as someone who has not owned a principal residence in the last three years. A "Move-Up Homebuyer" is someone who has owned a principal residence in the last three years, and is purchasing a new home. To qualify for Maryland Mortgage Program loan products, Move-Up Homebuyers must sell their currently-owned residential property before purchasing their new home.*



# HOME BUYER EDUCATION

## WESTERN MARYLAND

(Allegany, Frederick, Garrett and Washington counties)

### ★Cumberland Neighborhood Housing Services, Inc.

400 N. Mechanic Street  
Cumberland MD 21502  
301-722-6958

### ★Frederick Community Action Agency

100 S. Market Street  
Frederick, MD 21701  
301-600-1506

### ★Garrett County Community Action Committee, Inc.

104 E. Center Street  
Oakland, MD 21550  
301-334-9431

### ★Hagerstown Home Store

21 East Franklin Street  
Hagerstown, MD 21740  
301-797-0900

### Interfaith Housing Alliance, Inc.

731 N. Market Street  
Frederick MD 21701  
800-836-6088

### ★Washington County Community Action Council, Inc.

101 Summit Avenue  
Hagerstown, MD 21740  
301-797-4161

## SOUTHERN MARYLAND

(Calvert, Charles and St. Mary's counties)

### ★Southern Maryland Tri-County Community Action Committee, Inc.

8383 Leonardtown Road  
Hughesville, MD 20637  
301-274-4474 ext. 262

## GREATER WASHINGTON

(Montgomery and Prince George's counties)

### ★Asian-American Homeownership Counseling, Inc. (AAHC)

12320 Parklawn Dr., #239  
Rockville, MD 20852  
301-760-7636  
Bi-lingual (Korean, Chinese, Vietnamese & Spanish)

### ★Greater Washington Urban League

6200 Baltimore Avenue, Suite 303  
Riverdale, MD 20737  
301-985-3519

### ★HomeFree-USA

3401A E. West Hwy.  
Hyattsville, MD 20782  
301-891-8400

### Housing & Community Initiatives, Inc.

444 N. Frederick Avenue, Suite 305  
Gaithersburg, MD 20877  
301-590-2765

### ★Housing Initiative Partnership, Inc.

6525 Belcrest Road, Suite 555  
Hyattsville, MD 20782  
301-699-3835  
(Spanish)

### ★Housing Options and Planning Enterprises, Inc. (HOPE)

6188 Oxon Hill Road, Suite 700  
Oxon Hill MD 20745  
301-567-3330

### ★Kairos Development Corp.

5601 Old Branch Avenue  
Camp Springs, MD 20746  
301-899-1180

### ★Latino Economic Development Center

11002 Veirs Mill Rd. Suite 503  
Wheaton, MD 20902 (Spanish)  
202-540-7431

### ★Money Management International

15847 Crabbs Branch Way  
Rockville, MD 20855  
866-515-2227

### ★Roots, of Mankind Corp.

4273 Branch Avenue, Suite 205  
Temple Hills, MD 20748  
301-899-6800

### ★Sowing Empowerment and Economic Development, Inc. (SEED)

6201 Riverdale Road, #200  
Riverdale, MD 20737  
301-458-9808

### Unity Economic Development Corp.

5801 Allentown Road, Suite 309  
Suitland, MD 20746  
301-505-0331

## EASTERN SHORE

(Caroline, Cecil, Dorchester, Kent, Queen Anne's, Somerset, Talbot, Wicomico and Worcester counties)

### ★Cecil County Housing Agency

200 Chesapeake Blvd.  
Suite 1800  
Elkton, MD 21921  
410-996-8216

### Delmarva Community Services, Inc.

435 High Street  
Cambridge, MD 21613  
410-901-2991 ext. 14

### ★The Maryland Rural Development Corp.

101 Cedar Lane, PO Box 739  
Greensboro, MD 21639  
410-479-3566 ext. 12  
(French)

### ★Salisbury Neighborhood Housing Service, Inc.

400 Snow Hill Road  
Salisbury, MD 21804  
410-543-4626

### ★Shore Up! Inc.

520 Snow Hill Road  
Salisbury, MD 21804  
410-749-1142 ext. 307

### Talbot County Dept. of Housing

11 N. Washington Street  
Easton, MD 21601  
410-770-6821

### Visions America Community Development Corporation

401 Washington Street  
Cambridge, MD 21613  
410-901-9131

## CENTRAL MARYLAND

(Anne Arundel, Carroll, Harford and Howard counties)

### ★Anne Arundel County Economic Opportunity Committee

251 West Street  
Annapolis, MD 21401-1951  
410-626-1900 ext. 1018  
(Spanish)

### ★Arundel Community Development Services, Inc.

2666 Riva Road, Suite 210  
Annapolis, MD 21401  
410-222-7608  
(Spanish)

### City of Westminster Office of Housing and Community Development

56 West Main Street  
Westminster, MD 21157  
410-848-2261  
(Westminster residents only)

### ★Harford County Housing Agency

15 S. Main Street, Suite 106  
Bel Air, MD 21014  
410-638-3045  
(Spanish)

### ★Home Partnership, Inc.

Rumsey Towers Bldg.  
626 Towne Center Drive, Suite 301  
Joppatowne, MD 21085  
410-679-3200

### Howard County Office of Housing and Community Development

6751 Columbia Gateway Drive  
Columbia, MD 21046  
410-313-6318

## GREATER BALTIMORE

(Baltimore County and Baltimore City)

### ★Belair-Edison Neighborhoods, Inc.

3412 Belair Road  
Baltimore, MD 21213  
410-485-8422

### ★Comprehensive Housing Assistance, Inc.

5721 Park Heights Avenue  
Baltimore, MD 21215  
410-466-1990 ext. 0

### ★The Development Corp. of Northwest Baltimore

3521 W. Belvedere Avenue  
Baltimore, MD 21215  
410-578-7190 ext. 0

### ★CCCS of MD & DE

757 Frederick Rd.  
Baltimore, Md. 21228  
Phone 800-640-2227 ext. 3050

### ★Diversified Housing Development

8025 Liberty Road  
Windsor Mill, MD 21244  
410-496-1214

### ★Druid Heights CDC

2140 McCulloh Street  
Baltimore, MD 21217  
410-523-1350

### ★Eastside Community Development Corp., Inc.

Atrium Offices at Eastpoint Mall  
7835 Eastern Avenue, Suite 302  
Baltimore, MD 21224  
410-284-9861

### ★Garwyn Oaks Housing Resource Center

2300 Garrison Blvd., Suite 270  
Baltimore, MD 21216  
410-947-0084

### ★Greater Baltimore Urban League

512 Orchard Street  
Baltimore, MD 21201  
410-523-8150 ext. 221

### ★Harbel Housing Partnership

5807 Harford Road  
Baltimore, MD 21214  
410-444-9152

### ★Making Choices for Independent Living, Inc.

3011 Montebello Terrace  
Baltimore, MD 21214  
410-444-1400  
(For disabled borrowers only)

### ★Neighborhood Housing Services of Baltimore, Inc.

819 Park Avenue  
Baltimore, MD 21201  
410-327-1200

### ★Neighborhood Housing Services of Baltimore, Inc.

4115 Frederick Avenue  
Baltimore, MD 21229  
410-464-0461

### ★Park Heights Renaissance, Inc.

3939 Park Heights Avenue  
Suite 268  
Baltimore, MD 21215  
410-664-4890

### Reservoir Hill Improvement Council, Inc.

2001 Park Avenue  
Baltimore, MD 21217  
410-225-7547

### ★Southeast CDC

3323 Eastern Avenue,  
Suite 200  
Baltimore, MD 21224  
410-342-3234 x21

### ★St. Ambrose Housing Aid Center

321 East 25th Street  
Baltimore, MD 21218  
410-366-8550 ext. 221

★ HUD approved housing counseling Homebuyer Education agency as of 4/1/15

◆ Only Homebuyer Education identified with this mark is approved for borrower requesting DPA and/or a Partner Match Program loan on property located in Baltimore County.

● Only Homebuyer Education identified with this mark is approved for borrower receiving funds from a Baltimore City program.



# LENDERS

LENDER	MD HOMECREDIT LENDER	PHONE
<b>GOLD LEVEL LENDERS</b>		
First Home Mortgage Corp.	Maryland HomeCredit Lender	877-933-3100
George Mason Mortgage	Maryland HomeCredit Lender	800-867-6859
Howard Bank	Maryland HomeCredit Lender	443-991-7858
Monarch Bank/Fitzgerald Financial Group	Maryland HomeCredit Lender	301-251-0080
<b>SILVER LEVEL LENDERS</b>		
NFM Lending	Maryland HomeCredit Lender	888-233-0092
Presidential Bank FSB	Maryland HomeCredit Lender	800-574-3151
Prosperity Home Mortgage	Maryland HomeCredit Lender	410-583-5900
PrimeLending	Maryland HomeCredit Lender	410-308-8727
Caliber Home Loans		800-401-6587
Bay Bank Mortgage	Maryland HomeCredit Lender	800-840-5269
Academy Mortgage Corporation	Maryland HomeCredit Lender	800-660-8664
M&T Bank	Maryland HomeCredit Lender	800-380-2193
Movement Mortgage	Maryland HomeCredit Lender	877-314-1499
Wells Fargo Home Mortgage	Maryland HomeCredit Lender	301-374-1104
<b>BRONZE LEVEL LENDERS</b>		
PNC Mortgage		410-931-8740
Primary Residential Mortgage	Maryland HomeCredit Lender	800-255-2792
Embrace Home Loans	Maryland HomeCredit Lender	800-333-3004
Universal American Mortgage Company	Maryland HomeCredit Lender	410-772-6182
Apex Home Loans		301-610-9600
HomeBridge Financial Services	Maryland HomeCredit Lender	443-333-8800
Prospect Mortgage		818-981-0606
Industrial Bank, N.A.		301-839-4600
Equity Prime	Maryland HomeCredit Lender	800-230-4591
Mortgage Network		443-736-4801
Annie Mac Home Mortgage	Maryland HomeCredit Lender	866-312-6682
Bayshore Mortgage Funding	Maryland HomeCredit Lender	410-882-1777
C&F Mortgage Corporation	Maryland HomeCredit Lender	888-339-8300
Fulton Mortgage Company, a division of the Columbia Bank	Maryland HomeCredit Lender	301-791-8469
Fidelity Bank Mortgage		404-639-6500
Southern Trust Mortgage	Maryland HomeCredit Lender	800-748-2147
Old Line Bank	Maryland HomeCredit Lender	800-843-7250
Direct Mortgage		410-878-9740
Equity Resources	Maryland HomeCredit Lender	800-270-7082
Mortgage Master / loanDepot.com	Maryland HomeCredit Lender	410-290-2490
Residential Mortgage Services	Maryland HomeCredit Lender	800-640-0753
BB&T	Maryland HomeCredit Lender	410-764-0663
The Federal Savings Bank		855-712-2029

Gold, silver, and bronze levels are determined by the number of loans done by the lender, this is updated quarterly.

FOR MORE DETAILS ON APPROVED LENDERS, GO TO [MMP.MARYLAND.GOV](http://MMP.MARYLAND.GOV) AND CLICK ON "FIND A LENDER"



# LENDERS

LENDER	MD HOMECREDIT LENDER	PHONE
<b>BRONZE LEVEL LENDERS</b>		
Fairway Independent Mortgage Corp	<i>Maryland HomeCredit Lender</i>	301-339-8142
First Heritage Mortgage	<i>Maryland HomeCredit Lender</i>	240-223-1700
NVR Mortgage Finance	<i>Maryland HomeCredit Lender</i>	410-540-8873
Access National Bank		800-432-4195
Envoy Mortgage	<i>Maryland HomeCredit Lender</i>	877-232-2461
SWBC Mortgage Corporation		410-939-8680
1st Portfolio		301-850-0080
Millennium Financial Group		301-371-8850
Mortgage Access/Weichert Financial		301-762-2935
Corridor Mortgage Group	<i>Maryland HomeCredit Lender</i>	866-313-9600
1st Preference Mortgage Corporation	<i>Maryland HomeCredit Lender</i>	800-321-5055
Residential Mortgage Solutions		800-576-7776
Bay Capital Mortgage Corporation		410-974-6044
SunTrust Mortgage		877-825-2321
Union Mortgage Group		800-686-0051
DHI Mortgage Company		571-723-0830
Severn Savings Bank	<i>Maryland HomeCredit Lender</i>	800-752-5854
Farmers & Merchants	<i>Maryland HomeCredit Lender</i>	410-239-9650
Hamilton Group Funding	<i>Maryland HomeCredit Lender</i>	954-241-2800
Norwich Commercial Group (NORCOM)	<i>Maryland HomeCredit Lender</i>	855-667-2661
HomeServices Lending	<i>Maryland HomeCredit Lender</i>	855-738-3326
PHH Home Loans	<i>Maryland HomeCredit Lender</i>	800-550-5626
Tidewater Mortgage Services	<i>Maryland HomeCredit Lender</i>	757-498-7400
Sandy Spring Bank		800-869-8523
Allied Mortgage Group dba Freedmont Mortgage		410-628-0500
Wintrust Mortgage	<i>Maryland HomeCredit Lender</i>	800-999-2649
Churchill Mortgage		888-562-8634 x101
Sierra Pacific	<i>Maryland HomeCredit Lender</i>	800-447-3386
Franklin First Financial		888-214-7083
Peoples Bank	<i>Maryland HomeCredit Lender</i>	855-722-4800
New Penn Financial		240-631-6603
McLean Mortgage Services	<i>Maryland HomeCredit Lender</i>	866-670-2018
CitiMortgage		240-381-8793

Gold, silver, and bronze levels are determined by the number of loans done by the lender, this is updated quarterly.

FOR MORE DETAILS ON APPROVED LENDERS, GO TO [MMP.MARYLAND.GOV](http://MMP.MARYLAND.GOV) AND CLICK ON "FIND A LENDER"



## ELIGIBLE LOCATION OF PROPERTIES

There are certain restrictions on WHERE a property purchased with an MMP loan can be located, based on:

1. The TYPE OF PROPERTY BEING PURCHASED

AND

2. The HOMEOWNERSHIP STATUS OF THE BORROWER

Refer to the table below to determine the property location restrictions based on these factors.

		2. HOMEOWNERSHIP STATUS OF THE BORROWER	
		First-Time Homebuyer*	Move-Up Homebuyer**
1. TYPE OF PROPERTY BEING PURCHASED	Purchasing an existing home	Property may be anywhere in Maryland	Property must be in a <b>Targeted Area</b>
	Purchasing/building a new home**	Property must be in a <b>Priority Funding Area</b>	Property must be in both a <b>Targeted Area AND a Priority Funding Area</b>

\* A "First-Time Homebuyer" is defined as someone who has not owned a principal residence in the last three years. A "Move-Up Homebuyer" is someone who has owned a principal residence in the last three years, and is purchasing a new home. To qualify for a Maryland Mortgage Program loan, Move-Up Homebuyers must sell their currently-owned residential property before purchasing their new home.

\*\* A new home is defined as a property that is less than one year old.

### TARGETED AREAS

Targeted Areas are geographic locations throughout the State of Maryland where responsible and sustainable homeownership is supported and encouraged through incentives and other state and local programs. Targeted Areas are often complete counties, but may also be parts of counties. They are often defined by federal Census Tract boundaries but may be defined by other community definitions, and they are designated by the federal government.

The Maryland Mortgage Program and Maryland HomeCredit Program are available to First-Time Homebuyers that meet income and other eligibility requirements to help them purchase a residence anywhere in the state. However, homebuyers DO NOT need to be First-Time Homebuyers if they purchase a property in one of Maryland's Targeted Areas. In addition, higher income and purchase price limits apply to homebuyers purchasing property in a Targeted Area.



## ELIGIBLE LOCATION OF PROPERTIES

### Targeted Areas In Maryland

To identify whether a property is in a Targeted Area, we start at the County level. Each County is in one of the following categories:

- Full Targeted Area – the entire County is considered a Targeted Area;
- Partial Targeted Area – only portions of the County are considered a Targeted Area; or
- Non-Targeted Area – no part of the County is considered a Targeted Area.

FULL TARGETED AREA COUNTIES	PARTIAL TARGETED AREA COUNTIES	NON-TARGETED AREA COUNTIES
Allegany County Baltimore City Caroline County Dorchester County Garrett County Kent County Somerset County	Anne Arundel County Baltimore County Frederick County Harford County Montgomery County Prince George’s County Washington County Wicomico County	Calvert County Carroll County Cecil County Charles County Howard County Queen Anne’s County St. Mary’s County Talbot County Worcester County

For the Partial Targeted Area Counties, the following table provides details of the location of Targeted Areas within each County:

COUNTY	TARGETED AREA DESCRIPTION
Anne Arundel	Census Tract 7406.02
Baltimore County	West Catonsville, Oella, East Towson; Census Tracts 4009.00, 4011.02, 4013.02, 4023.05, 4027.01, 4210.00, 4211.01, 4213.00, 4301.01, 4303.00, 4505.03, 4505.04, 4513.00, 4523.00, 4906.05, 4914.01
Frederick	Census Tracts 7503.00, 7505.05
Harford	Census Tract 3029.01, 3065.00
Montgomery	Census Tracts 7007.24, 7014.22, 7016.01, 7032.13
Prince George’s	Brentwood, Capitol Heights, Colmar Manor, Fairmont Heights, Mt. Rainier, North Brentwood, Seat Pleasant; Census Tracts 8002.10, 8019.08, 8020.01, 8021.04, 8022.01, 8032.00, 8034.01, 8035.09, 8035.25, 8040.01, 8043.00, 8048.01, 8048.02, 8049.00, 8051.01, 8052.01, 8056.01, 8056.02, 8059.06, 8059.07, 8059.08, 8059.09, 8067.13
Washington	City of Hagerstown; Census Tracts 0003.02, 0004.00, 0007.00, 0008.0 0009.00
Wicomico	Census Tracts 0001.00, 0003.00, 0005.00, 0102.00

### Locating a Census Tract using a Street Address

Use the *Federal Financial Institutions Examination Council’s (FFIEC) tool*, located at [www.ffiec.gov/Geocode](http://www.ffiec.gov/Geocode) to determine the Census Tract of an address.

### Priority Funding Areas

Maryland’s Priority Funding Areas (PFAs) are existing communities and places where local governments want State investment to support future growth. The following areas qualify as Priority Funding Areas:

- every Maryland municipality, as they existed in 1997;
- areas in Maryland that are inside the Washington Beltway and the Baltimore Beltway;
- areas that have been designated as enterprise zones, neighborhood revitalization areas, heritage areas and existing industrial land;

Some other areas may be designated as Priority Funding Areas by counties if they meet certain guidelines. The Maryland State Department of Planning has an Interactive Map at <http://mmp.maryland.gov/Pages/MMP-Mapper.aspx> that you can use to determine if a property is in a Priority Funding Area, based on its address.



## MARYLAND MORTGAGE PROGRAM PRODUCTS



### Maryland HomeCredit

Lower Your Federal Taxes, Every Year, For the Life of Your Loan

*For details visit*

[mmp.maryland.gov/MDHomeCredit](http://mmp.maryland.gov/MDHomeCredit)



### Maryland Homefront

The Veteran And Military Family Mortgage Program

*For details visit*

[mmp.maryland.gov/Homefront](http://mmp.maryland.gov/Homefront)



Learn more about the Maryland Mortgage Program at  
[mmp.maryland.gov](http://mmp.maryland.gov)



Larry Hogan, *Governor*  
Boyd K. Rutherford, *Lt. Governor*



Kenneth C. Holt, *Secretary*  
Ellington Churchill, Jr., *Deputy Secretary*

Maryland Department of Housing  
and Community Development