



Maryland Mortgage Program Dual Track Product Line

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

Specialty Products

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

MMP FHA Limited 203(k) Loans: For each FHA product type—under 1st Time Advantage, Flex, or Montgomery products—there is an MMP FHA Limited 203(k) product which has the same product parameters but a different program code: [MMP FHA Limited 203\(k\) loan product page](#)

mmp.maryland.gov

January 22, 2025