May 4, 2015

DIRECTIVE 2015-18

TO: PARTICIPATING LENDERS

SUBJECT: THE MARYLAND MORTGAGE PROGRAM “YOU’VE EARNED IT” INITIATIVE

We are pleased to announce that, effective May 4th, 2015, the Community Development Administration (CDA) will begin offering “You’ve Earned It”, an initiative for students and former students to purchase a home in a Sustainable Community at a reduced interest rate and with additional Down Payment Assistance (DPA).

Highlights of the program are:

- Property must be located in a Sustainable Community in Maryland
- Fixed interest rate of 2.75% for both conventional and government loans
- $10,000 DPA in the form of a zero percent deferred loan
- The borrower must have an existing student loan debt with a minimum remaining balance of $25,000.00
- The student loan must be in the name of the borrower for the borrower’s education
- The student loan must be in either a repayment or deferred status
- A monthly statement or verification from the student loan lender/servicer verifying the amount of the indebtedness must be in the loan file

PLEASE NOTE: IT IS THE LENDER’S RESPONSIBILITY TO DETERMINE THAT EACH PROPERTY RESERVED UNDER THIS PROGRAM IS LOCATED IN A SUSTAINABLE COMMUNITY AS IDENTIFIED AND CONFIRMED BY THE MAP IN THE FOLLOWING LINK:


For complete program details, please refer to the attached Fact Sheet.
The bond series and new program codes associated with the “You’ve Earned It” Student Initiative are:

**Bond Series: 912 (All Lenders)**

Program Code: 255-ESTU MBS GOVT 0PT 30YR (5/2015)

256-ESTU MBS 95%OR< LTV CONV 0PT 30YR (5/2015)

**Bond Series: 913 (For Lenders who are required to have conventional files underwritten by US Bank)**

Program Code: 257-ESTU MBS >95%LTV CONV 0PT 30YR U/W USB (5/2015)

**Bond Series: 914 (For Lenders who are not required to have conventional files underwritten by US Bank)**

Program Code: 258-ESTU >95%LTV CONV 0PT 30YR (5/2015)

The bond series and new program codes associated with the MMP “You’ve Earned It” Student Initiative DPA programs are:

**Bond Series: 984**

Program Code: 922 – ESTU DSELP 5/2015

As always, we appreciate your continued participation in our programs. If you have any questions concerning this Directive or suggestions for improvements, please contact one of the following: Vicki Jones at vicki.jones@maryland.gov Ed Anthony at edward.anthony@maryland.gov Pat Smith at patriciaa.smith@maryland.gov or Kafayat Abiola at kafayat.abiola@maryland.gov

Sincerely,

Jacquelyn Mitchell

Jacquelyn Mitchell, Operations Manager
Single Family Housing

Enclosure:
“You’ve Earned It” Fact Sheet