



LARRY HOGAN
Governor

BOYD K. RUTHERFORD
Lt. Governor

Kenneth C. Holt
Secretary

November 30, 2016

Directive 2016-19

TO: ALL PARTICIPATING LENDERS

SUBJECT: OPENING OF THE MARYLAND NEWBUILD INITIATIVE IN WICOMICO COUNTY

We are pleased to announce that, effective December 1, 2016, we are offering special incentives for borrowers who are purchasing newly-constructed homes in Wicomico County. This initiative is only available for new construction in Priority Funding Areas. The Maryland NewBuild in Wicomico County initiative will run through the close of business on December 1, 2017.

Highlights of the new initiative are:

- A waiver by Wicomico County of the impact fees associated with the newly-constructed single family homes for the entire county until further notice.
- The interest rate is 25 bps (0.25%) below each of the regular Maryland Mortgage Program interest rates for conventional and government insured loans with Down Payment Assistance (DPA). The interest rate reduction **CANNOT** be used in conjunction with the following products - Maryland Homefront, Maryland Preferred Rate or any refinance program.
- The Maryland HomeCredit Program (mortgage credit certificates) can be used in conjunction with the NewBuild in Wicomico County initiative. For more information on the Maryland HomeCredit visit: <http://mmp.maryland.gov/Pages/MDHomeCredit.aspx>.
- Down payment and closing cost assistance is available in the form of a \$5,000, zero percent, deferred loan funded by the State of Maryland. The DPA under this incentive **CAN** be combined with matching funds from the **DPA Partner Match programs**.

The bond series and program codes associated with the Maryland NewBuild in Wicomico County initiative are:

MARYLAND NEWBUILD INITIATIVE BOND SERIES/PROGRAM CODES:

Bond Series 939:

- 349 - GOVT - NEWBUILD Wicomico
- 359 - CONV - NEWBUILD Wicomico

Bond Series 704:

- MCC+GOVT NEWBUILD- 638



- MCC+CONV NEWBUILD- 639

For complete details, please refer to the Fact Sheet located on the website at

http://mmp.maryland.gov/Documents/NewBuild/MarylandMortgage_NewBuild_WicomicoCo_factsheet.pdf.

As always, we appreciate your continued participation in our programs.

If you have any questions concerning this Directive or suggestions for improvements, please email singlefamilyhousing.dhcd@maryland.gov.

Sincerely,

Karl Metzgar

Karl Metzgar
Assistant Director / Operations Manager
Single Family Housing

