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**July 21, 2017**

**Directive 2017-13**

**TO: ALL PARTICIPATING LENDERS**

**SUBJECT: HOMEBUYER EDUCATION GUIDELINES UPDATE**

The purpose of this Directive is to update lenders on changes to the HomeBuyer Education (HBE) Providers for Baltimore County and to offer clarification on the guidelines for the other 22 counties and Baltimore City.

Baltimore County recently made changes to their list of Approved Housing Counseling Agencies. The new list includes:

- Belair-Edison Neighborhoods, INC
- Diversified Housing Development
- Eastside Community Development Corporation, INC
- Harbel Housing Partnership
- St.Ambrose Housing Aid Center

There is no change to the requirement that the borrower must receive a counseling certificate **BEFORE** they enter into a contract to purchase a home.

To accommodate borrowers who may currently be enrolled or those who have already completed HBE from a previously approved provider the Department has elected to honor certificates issued by the following providers dated July 1, 2016 through September 1, 2017.

- Neighborhood Housing Services of Baltimore
- Southeast Community Development Corporation

There has been no change for the remaining 22 counties and the City of Baltimore. A detailed description for each jurisdiction follows on page 3 and you can find additional information on the HBE page on the Maryland Mortgage Program website.

<http://mmp.maryland.gov/Pages/Homebuyer-Education-Classes.aspx>



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](mailto:singlefamilyhousing.dhcd@maryland.gov).

Sincerely,

*Karl Metzgar*


Karl Metzgar  
Assistant Director / Operations Manager  
Single Family Housing



## Homebuyer Education Requirements for Maryland Mortgage Program Loans

*(Requirements are established by each jurisdiction)*

**NOTE: All borrowers using a Maryland Mortgage Program loan must complete homebuyer education and receive a certificate dated within 12 months prior to closing.**

County	Requirements	Online accepted?
<b>ANNE ARUNDEL</b>	Homebuyer education must be HUD-approved and include at least 8 hours of education on credit, budget, savings, the settlement process and mortgage products.  NOTE: City of Annapolis follows the requirements for ALL OTHER COUNTIES below.	Yes, if it meets the requirements.  
<b>BALTIMORE CITY</b>	First-Time Homebuyers must complete homebuyer education with a provider approved by Baltimore City*, and obtain a counseling certificate <b>before entering into a contract of sale</b> to purchase a home.  Move-Up Borrowers must complete the homebuyer education <b>prior to closing</b> .	Approved provider may allow an online component—check with them. Final certificate comes from the approved provider.
<b>BALTIMORE COUNTY</b>	Workshop and individual counseling must be obtained through a Baltimore County-approved provider* and a counseling certificate received <b>before the borrower enters into a contract of sale</b> to purchase a home.	Approved provider may allow an online component. Final certificate comes from the approved provider.
<b>HARFORD</b>	Homebuyer education must include <b>a minimum of two hours of one-on-one, face-to-face counseling AND three hours of workshop counseling</b> . The counseling provider* must be approved by Harford County.	Approved provider may allow an online component. Final certificate comes from the approved provider.
<b>ALL OTHER COUNTIES:</b> Allegany, Calvert, Caroline, Carroll, Cecil, Charles, Dorchester, Frederick, Garrett, Howard, Kent, Queen Anne’s, Montgomery, Prince George’s, Somerset, St. Mary’s, Talbot, Washington, Wicomico, Worcester	Homebuyer education must be conducted by a HUD-approved housing counseling agency or by a mortgage insurer with an established education/counseling program.	Yes

\*The homebuyer education providers approved by Baltimore City and Baltimore County, as well as some options for the other counties, can be found on the Maryland Mortgage Program website here:

<http://mmp.maryland.gov/Pages/Homebuyer-Education-Classes.aspx>