



LARRY HOGAN
Governor

BOYD K. RUTHERFORD
Lt. Governor

Kenneth C. Holt
Secretary

Tony Reed
Deputy Secretary

DATE 01 October, 2018

Directive 2018-24

TO: ALL PARTICIPATING LENDERS

SUBJECT: UPDATES TO HOMEBUYER EDUCATION REQUIREMENTS

Homebuyer Education requirements are established by the jurisdiction, so they vary across the state. This has caused confusion for both lenders and borrowers and presented a significant barrier and/or delay in home purchase. As a result, the Department of Housing and Community Development (the "Department") petitioned the Maryland General Assembly to standardize these requirements statewide with regard to the Maryland Mortgage Program (MMP) as detailed below.

Effective **for MMP reservations dated on or after October 1, 2018**, the following will be implemented:

- Homebuyer education may be taken online or in person, individually or with a group, as long as the class has been approved by HUD, Fannie Mae or Freddie Mac.
- For Baltimore City and Baltimore County, the above flexibility will apply, but the homebuyer education must be completed **prior to signing the sales contract**.

PLEASE NOTE: When using funds from a jurisdiction, the borrower must still align with all the respective jurisdiction's requirements.

The Department will continue the simplification and uniformization of the Homebuyer Education process required under the MMP. Please stay tuned for updates early next year!

If you have any questions concerning this Directive or suggestions for improvements, please email singlefamilyhousing.dhcd@maryland.gov. As always, we appreciate your continued participation in our programs.

Sincerely,
Karl Metzgar

Assistant Director / Operations Manager
Single Family Housing

