



LARRY HOGAN
Governor

BOYD K. RUTHERFORD
Lt. Governor

Kenneth C. Holt
Secretary

Tony Reed
Deputy Secretary

January 1, 2019

Directive 2018-30

TO: **ALL PARTICIPATING LENDERS**

SUBJECT: **UPDATES TO HOMEBUYER EDUCATION REQUIREMENTS**

We are pleased to announce that, pursuant to legislative approval, effective January 1, 2019 the homebuyer education requirements for the Maryland Mortgage Program (MMP) are now standardized for all 23 counties and the City of Baltimore.

Effective for MMP reservations dated on or after January 1, 2019, the following statewide requirements will be implemented:

- Homebuyer education classes can be any class approved by HUD, Fannie Mae, Freddie Mac, or private mortgage insurers. Classes can be online or in-person, but a dated completion certificate must be issued.
- The class must be completed within 12 months **prior to closing**. All pre-contract restrictions have been eliminated.
- Homebuyer education completion certificates are transportable across Maryland jurisdictions; a certificate earned in one jurisdiction will qualify for purchase in another jurisdiction.

PLEASE NOTE: When using funds from another source, the borrower must still align with all the source's applicable requirements and guidelines.

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

Karl Metzgar
Assistant Director / Operations Manager
Single Family Housing

