



April 26, 2019

LARRY HOGAN
Governor

BOYD K. RUTHERFORD
Lt. Governor

Kenneth C. Holt
Secretary

Tony Reed
Deputy Secretary

Directive 2019-10

TO: ALL PARTICIPATING LENDERS

SUBJECT: MARYLAND MORTGAGE PROGRAM REVIEW TIMEFRAME UPDATE

The purpose of this Directive is to advise our lender partners that as volume continues to increase the Maryland Mortgage Program (MMP) review times are expanding as well. This is an update to Directive 2019-07 issued on 3/27/19.

Volume is increasing for both initial file reviews and conditions' reviews. As a result it is imperative that lenders ensure that all loan documentation that is submitted to CDA is in compliance with our programs in order for your files to be reviewed and cleared for closing in the most expedient manner possible.

The turn times for all reviews are now at 4 business days.

Initial files and conditions will be reviewed in the order they are received with no exceptions. If a file cannot be cleared and/or additional conditions are added, the file will go back into the queue for review. All submissions should be carefully checked to ensure that the documentation provided is appropriate and meets MMP requirements. An incomplete file or loan documentation that does not clear the condition will result in extended processing time frames which may delay the settlement/closing.

Please do not encourage the borrowers to reach out to us as we cannot assist them directly. Our communication takes place with our partner lenders and we are not at liberty to discuss particular personal data with the individual loan borrowers.

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

