

# Maryland Mortgage Program & Maryland HomeCredit Program

## Program Code Guide

*Updated 5/17/2019*

**B** = BOND SERIES

**P** = PROGRAM CODE

**S** = SUB PROGRAM CODE *(for certain programs such as SmartBuy or Partner Match)* Select the program code and then use the dropdown for the sub-program, if applicable.

**GOVT** = any government loan (FHA, VA, USDA).

**CONV** = any conventional loan.

**MCC** = mortgage credit certificate (Maryland HomeCredit Program)

**DPA** or **DSELP** = down payment assistance

**SAG** = Special Assistance Grants

<p><b>MMP 1<sup>st</sup> Time Advantage</b></p> <p><i>Must be <b>FIRST-TIME</b> homebuyers</i></p> <p><i>MCC not available</i></p> <p><i>Uses Pre-Closing Package #1 (Full)</i></p>	<p><b>MMP Flex</b></p> <p><i>Can be <b>REPEAT</b> or <b>FIRST-TIME</b> homebuyers.</i></p> <p><i>Uses Pre-Closing Package #2 (Simplified)</i></p> <p><i>MCC may be added, but then must be a first-time homebuyer and use Package #1 (Full)</i></p>
<p><b><u>1<sup>st</sup> Time Advantage Direct</u></b></p> <p><i>(previously "1<sup>st</sup> Time Advantage")</i></p> <p><i>No MMP DPA</i></p> <p>B: 963/P: 489 – 1ST TIME ADVANTAGE DIRECT CONV          B: 963/P: 490 – 1ST TIME ADVANTAGE DIRECT GOVT          B: 963/P: 493 – 1ST TIME ADVANTAGE DIRECT CRDT 640</p> <p>FHLMC codes - for use only with SAG:          B: 965/P: 751 – 1ST TIME ADV DIRECT +1500 SAG          B: 965/P: 752 – 1ST TIME ADV DIRECT +2500 SAG</p>	<p><b><u>Flex Direct</u></b></p> <p><i>(previously "Preferred Rate")</i></p> <p><i>No MMP DPA</i></p> <p>B: 889/P: 841 – FLEX DIRECT CONV          B: 889/P: 842 – FLEX DIRECT GOVT          B: 889/P: 585 – FLEX DIRECT CRDT 640</p> <p>WITH MCC (ISSUE V)          B: 726/P: 844 – MCC FLEX DIRECT CONV          B: 726/P: 843 – MCC FLEX DIRECT GOVT          B: 726/P: 857 – MCC FLEX DIRECT CRDT 640</p> <p>FHLMC codes - for use only with SAG:          B: 887/P: 769 – FLEX DIRECT + 1500 SAG          B: 887/P: 770 – FLEX DIRECT + 2500 SAG</p> <p>FHLMC WITH MCC - for use only with SAG w/MCC) :          B: 727/P: 771 – MCC FLEX DIRECT + 1500 SAG          B: 727/P: 772 – MCC FLEX DIRECT + 2500 SAG</p>

### 1<sup>st</sup> Time Advantage 5000

*(previously "Maryland Mortgage Premier" with the \$5,000 as an add-on; now part of the product)*

*Comes with a \$5,000 DPA loan*

*May utilize Partner Match if applicable*

B: 968/P: 497 – 1ST TIME ADVANTAGE 5000 CONV  
B: 968/P: 498 – 1ST TIME ADVANTAGE 5000 GOVT  
B: 968/P: 499 – 1ST TIME ADVANTAGE 5000 CRDT 640

FHLMC codes – for use only with SAG:

B: 969/P: 748 – 1ST TIME ADV 5000 +1500 SAG  
B: 969/P: 749 – 1ST TIME ADV 5000 +2500 SAG

### Flex 5000

*Comes with a \$5,000 DPA loan  
May utilize Partner Match if applicable*

B: 895/P: 309 – FLEX 5000 CONV  
B: 895/P: 308 – FLEX 5000 GOVT  
B: 895/P: 581 – FLEX 5000 CRDT 640

WITH MCC (ISSUE V)

B: 721/P: 602 – MCC FLEX 5000 CONV  
B: 721/P: 605 – MCC FLEX 5000 GOVT  
B: 721/P: 853 – MCC FLEX 5000 CRDT 640

FHLMC codes - for use only with SAG:

B: 890/P: 753 – FLEX 5000 + 1500 SAG  
B: 890/P: 754 – FLEX 5000 + 2500 SAG

FHLMC WITH MCC - for use only with SAG w/MCC) :

B: 725/P: 755 – MCC FLEX 5000 + 1500 SAG  
B: 725/P: 756 – MCC FLEX 5000 + 2500 SAG

### 1<sup>st</sup> Time Advantage 3% Loan

*(previously "1<sup>st</sup> Time Advantage with 3% Assistance")  
Comes with a DPA loan equal to 3% of the first mortgage*

B: 966/P: 495 – 1ST TIME ADVANTAGE - 3% DPA CONV  
B: 966/P: 494 – 1ST TIME ADVANTAGE - 3% DPA GOVT  
B: 966/P: 496 – 1ST TIME ADV 3% DPA GOVT - CRDT 640

FHLMC – (for use only with SAG):

B: 967/P: 773 – 1ST TIME ADV 3% DPA CONV+1500 SAG  
B: 967/P: 774 – 1ST TIME ADV 3% DPA CONV+2500 SAG

### Flex 3% Loan

*Comes with a DPA loan equal to 3% of the first mortgage.*

B: 895/P: 588 – FLEX 3% DPA CONV  
B: 895/P: 587 – FLEX 3% DPA GOVT  
B: 895/P: 589 – FLEX 3% DPA CRDT 640

WITH MCC (ISSUE V)

B: 721/P: 591 – MCC FLEX 3% DPA CONV  
B: 721/P: 590 – MCC FLEX 3% DPA GOVT  
B: 721/P: 592 – MCC FLEX 3% DPA CRDT 640

FHLMC (for use only with SAG):

B: 890/P: 746 – FLEX FLEX 3% DPA + 1500 SAG  
B: 890/P: 747 – FLEX FLEX 3% DPA + 2500 SAG

FHLMC WITH MCC - for use only with SAG w/MCC) :

B: 725/P: 744 – MCC FLEX 3% DPA + 1500 SAG  
B: 725/P: 745 – MCC FLEX 3% DPA + 2500 SAG

### MCC-ONLY

Available with non-MMP loans, but must accompany a home purchase loan that aligns with MMP requirements, and borrower must be first-time homebuyer.

B: 720/P: 601 – MCC ONLY  
B: 893/P: 707 – MCC REISSUES – MCC ONLY

### **Flex 3% Grant**

*(Previously "4% Grant Assist")*

*Comes with a DPA grant equal to 3% of the first mortgage*

B: 886/P: 594 – FLEX 3% GRANT CONV

B: 886/P: 593 – FLEX 3% GRANT GOVT

B: 886/P: 595 – FLEX 3% GRANT CRDT 640

WITH MCC (ISSUE V)

B: 722/P: 597 – MCC FLEX 3% GRANT CONV

B: 722/P: 596 – MCC FLEX 3% GRANT GOVT

B: 722/P: 598 – MCC FLEX 3% GRANT CRDT 640

FHLMC (for use only with SAG):

B: 885/P: 742 – FLEX 3% GRANT + 1500 SAG

B: 885/P: 743 – FLEX 3% GRANT + 2500 SAG

FHLMC WITH MCC - for use only with SAG w/MCC) :

B: 728/P: 740 – MCC FLEX 3% GRANT + 1500 SAG

B: 728/P: 741 – MCC FLEX 3% GRANT + 2500 SAG

### **Flex 4% Grant**

*Comes with a DPA grant equal to 4% of the first mortgage.*

B: 886/P: 371 – FLEX 4% GRANT CONV

B: 886/P: 369 – FLEX 4% GRANT GOVT

B: 886/P: 582 – FLEX 4% GRANT CRDT 640

WITH MCC (ISSUE V)

B: 722/P: 645 – MCC FLEX 4% GRANT CONV

B: 722/P: 644 – MCC FLEX 4% GRANT GOVT

B: 722/P: 854 – MCC FLEX 4% GRANT CRDT 640

FHLMC (for use only with SAG):

B: 885/P: 765 – FLEX 4% GRANT + 1500 SAG

B: 885/P: 766 – FLEX 4% GRANT + 2500 SAG

FHLMC WITH MCC - for use only with SAG w/MCC) :

B: 728/P: 767 – MCC FLEX 4% GRANT + 1500 SAG

B: 728/P: 768 – MCC FLEX 4% GRANT + 2500 SAG

# Specialty Products

*First mortgage products with additional benefits for homebuyers who meet certain criteria*

## Maryland SmartBuy 2.0

*For first-time homebuyers with student debt.  
Conventional only; manual underwriting.*

### 1ST Mortgage

B: 964/P: 413 - MD SMARTBUY CONV

### 2ND Mortgage

B: 993

P: 926 - MD SMARTBUY 2.0 FORGIVABLE 2ND

S: 941 - MD SMARTBUY 2.0 FORGIVABLE 2ND

### 3RD Mortgage

B: 996

P: 927 - MD SMARTBUY-3RD MTG (\$5,000 DPA)

S: 946 - SMARTBUY DSELP ONLY (Sub-Program Code)

## Maryland SmartBuy 1.0

### 1ST Mortgage

B: 960/P: 411 - MD SMARTBUY CONV

### 2ND Mortgage

B: 992

P: 924 - MD SMARTBUY FORGIVABLE LOAN

S: 940 - MD SMARTBUY FORGIVABLE LOAN

### 3RD Mortgage

B: 995

P: 925 - MD SMARTBUY-3RD MTG (\$5,000 DPA)

S: 947 - SMARTBUY DSELP ONLY (Sub-Program Code)

## Maryland HomeAbility

*For first-time homebuyers with disabilities; special  
income limits apply.*

B: 892/P: 298 – HOMEABILITY FNMA

### 2ND Mortgage

B: 988

P: 979 – HOMEABILITY 2<sup>ND</sup>/DPA 25%

S: 942 – HOMEABILITY DPA LOAN (Sub-Program Code)

FHLMC – (for use only with SAG):

B: 891

P: 781 – HOMEABILITY FHLMC CONV+1500 SAG

P: 782 – HOMEABILITY FHLMC CONV+2500 SAG

## Montgomery Homeownership Program

*For repeat or first-time homebuyers,  
includes a DPA loan up to 40% of  
household income (maximum \$25,000).*

B: 894 – MNTGMRY HM FNMA

P: 480 - MNTGMRY HMOWNRSHIP GOVT

P: 481 - MNTGMRY HMOWNRSHIP CONV

P: 586 - MNTGMRY HM GOVT-CREDIT 640 FHA

WITH MCC (ISSUE V)

B: 724 – MNTGMRY HM FNMA MCC V

P: 646 - MCC+GOVT MNTGMRY HMOWNRSHIP

P: 647 - MCC+CONV MNTGMRY HMOWNRSHIP

P: 858 - MCC+MNTGMRY HM GOVT-CREDIT 640 FHA

FHLMC (for use only with SAG):

B: 884 - MNTGMRY HM FHLMC

P: 775 - MNTGMRY HM CONV+1500 SAG

P: 776 - MNTGMRY HM CONV+2500 SAG

FHLMC WITH MCC - for use only with SAG w/MCC) :

B: 729 - MNTGMRY HM FHLMC MCC V

P: 777 - MCC CONV MNTGMRY HM+1500 SAG 777

P: 778 - MCC CONV MNTGMRY HM+2500 SAG 778

## Conventional Refinance Program

*97% LTV*

B: 917/P: 292- CONV REF1