Maryland Mortgage Program  
Program Code Guide  
*Updated 10/12/2021*

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 (FNMA, FHLMC)  
MCC = mortgage credit certificate *(now only available for re-issue with refinance loans)*  
DPA or DSELP = down payment assistance (loans or grants)

<table>
<thead>
<tr>
<th>MMP 1st Time Advantage</th>
<th>MMP Flex</th>
</tr>
</thead>
</table>
| *Must be FIRST-TIME homebuyers*  
Uses Pre-Closing Package #1 (full) | *Must be REPEAT or FIRST-TIME homebuyers*  
Uses Pre-Closing Package #2 (simplified) |

<table>
<thead>
<tr>
<th>1st Time Advantage Direct</th>
<th>Flex Direct</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>No MMP DPA</em></td>
<td><em>No MMP DPA</em></td>
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<table>
<thead>
<tr>
<th>1st Time Advantage Direct</th>
<th>Flex Direct</th>
</tr>
</thead>
<tbody>
<tr>
<td>B: 963/P: 490 – 1ST TIME ADVANTAGE DIRECT GOVT</td>
<td>B: 889/P: 842 – FLEX DIRECT GOVT</td>
</tr>
</tbody>
</table>
| FNMA:  
B: 877/P: 730 – 1ST TM ADV DIR CONV >80% AMI (DU)  
B: 963/P: 489 – 1ST TM ADV DIR CONV =OR<80%AMI(DU) | FNMA:  
B: 870/P: 720 – FLEX DIRECT CONV >80% AMI (DU)  
B: 889/P: 841 – FLEX DIRECT CONV =OR<80%AMI (DU) |
| FHLMC:  
B: 965/P: 888 – 1ST TIME ADV DIR CONV >80% AMI(LPA)  
B: 965/P: 260 – 1ST TIME ADV DIR CONV =OR<80% AMI(LPA) | FHLMC:  
B: 887/P: 862 – FLEX DIRECT CONV >80% AMI (LPA)  
B: 887/P: 263 – FLEX DIR CONV =OR<80% AMI (LPA) |
1st Time Advantage 5000

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

1st Mortgage:
B: 968/P: 498 – 1st Time Advantage 5000 Govt

FNMA:
B: 878/P: 731 – 1st TM ADV 5000 Conv >80% AMI (DU)
B: 968/P: 497 – 1st TM ADV 5000 Conv =OR<80%AMI (DU)

FHLMC:
B: 969/P: 890 – 1st Time ADV 5000 Conv >80% AMI (LPA)
B: 969/P: 261 – 1st TM ADV 5000 Conv =OR<80% AMI (LPA)

2nd Mortgage:
B: 989
P: 971 - DPA
S: 800 – DPA Only
801 – DPA + HK4E
803 – DPA + HK4E + BDIP + CPIP
805 – DPA + HK4E + CPIP
808 – DPA + HK4E/SK4E
809 – DPA + HK4E/SK4E + BDIP
810 – DPA + HK4E/SK4E + BDIP + CPIP
812 – DPA + HK4E/SK4E + CPIP
815 – DPA + BDIP
816 – DPA + BDIP + CPIP
819 – DPA + CPIP

Flex 5000

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

1st Mortgage:
B: 895/P: 308 – Flex 5000 Govt

FNMA:
B: 871/P: 722 – Flex 5000 Conv >80% AMI (DU)
B: 895/P: 309 – Flex 5000 Conv =OR<80%AM (DU)

FHLMC:
B: 890/P: 866 – Flex 5000 Conv >80% AMI (LPA)
B: 890/P: 265 – Flex 5000 Conv =OR<80% AMI (LPA)

2nd Mortgage:
B: 977
P: 971 - DPA
S: 800 – DPA Only
801 – DPA + HK4E
803 – DPA + HK4E + BDIP + CPIP
805 – DPA + HK4E + CPIP
808 – DPA + HK4E/SK4E
809 – DPA + HK4E/SK4E + BDIP
810 – DPA + HK4E/SK4E + BDIP + CPIP
812 – DPA + HK4E/SK4E + CPIP
815 – DPA + BDIP
816 – DPA + BDIP + CPIP
819 – DPA + CPIP

1st Time Advantage 3% Loan

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

1st Mortgage:
B: 966/P: 494 – 1st Time Advantage 3% DPA Govt

FNMA:
B: 879/P: 732 – 1st TM ADV 3% DPA Conv >80% AMI (DU)
B: 966/P: 495 – 1st TM AD 3% DPA Conv =OR<80%AMI (DU)

FHLMC:
B: 967/P: 892 – 1st TM ADV 3% DPA Conv >80% AMI (LPA)
B: 967/P: 262 – 1st TM ADV 3% DPA Conv =OR<80% AMI (LPA)

2nd Mortgage:
B: 986
P: 981 – 3% DPA 1st Time Adv
S: 938 – 3% DPA 1st Time Adv

Flex 3% Loan

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

1st Mortgage:
B: 895/P: 587 – Flex 3% DPA Govt

FNMA:
B: 871/P: 724 – Flex 3% DPA Conv >80% AMI (DU)
B: 895/P: 588 – Flex 3% DPA Conv =OR<80%AM (DU)

FHLMC:
B: 890/P: 870 – Flex 3% DPA Conv >80% AMI (LPA)
B: 890/P: 267 – Flex 3% DPA Conv =OR<80% AMI (LPA)

2nd Mortgage:
B: 999
P: 982 – MMP Flex 3% DPA
S: 939 – Flex 3% DPA
## Flex 3% Grant

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

<table>
<thead>
<tr>
<th>B: 886/P: 593 – FLEX 3% GRANT GOVT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FNMA:</strong></td>
</tr>
<tr>
<td>B: 872/P: 710 – FLEX 3% GRANT CONV &gt;80% AMI (DU)</td>
</tr>
<tr>
<td>B: 886/P: 708 – FLEX 3% GR CONV =OR&lt;80% AMI (DU)</td>
</tr>
<tr>
<td><strong>FHLMC:</strong></td>
</tr>
<tr>
<td>B: 885/P: 874 – FLEX 3% GR CONV &gt;80% AMI (LPA)</td>
</tr>
<tr>
<td>B: 885/P: 269 – FLEX 3% GR CONV =OR&lt;80% AMI (LPA)</td>
</tr>
</tbody>
</table>

## Flex 4% Grant

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

<table>
<thead>
<tr>
<th>B: 886/P: 369 – FLEX 4% GRANT GOVT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FNMA:</strong></td>
</tr>
<tr>
<td>B: 872/P: 711 – FLEX 4% GRANT CONV &gt;80% AMI (DU)</td>
</tr>
<tr>
<td>B: 886/P: 709 – FLEX 4% GR CONV =OR&lt;80% AMI (DU)</td>
</tr>
<tr>
<td><strong>FHLMC:</strong></td>
</tr>
<tr>
<td>B: 885/P: 879 – FLEX 4% GR CONV &gt;80% AMI (LPA)</td>
</tr>
<tr>
<td>B: 885/P: 271 – FLEX 4% GR CONV =OR&lt;80% AMI (LPA)</td>
</tr>
</tbody>
</table>
## Specialty Products

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

<table>
<thead>
<tr>
<th>Specialty Product</th>
<th>Description</th>
<th>FNMA</th>
<th>FHLMC</th>
<th>1ST MORTGAGE</th>
<th>2ND MORTGAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maryland SmartBuy 3.0</strong></td>
<td>For first-time homebuyers with student debt. FNMA Conventional only</td>
<td>B: 867/P: 787 – MD SMARTBUY 3.0 CONV =OR &lt;80% AMI(DU)</td>
<td>B: 880/P: 789 – MD SMARTBUY 3.0 CONV =OR &lt;80% AMI(LPA)</td>
<td>B: 868/P: 788 - MD SMARTBUY 3.0 CONV &gt; 80% (DU)</td>
<td>B: 881/P: 790 - MD SMARTBUY 3.0 CONV &gt; 80% (LPA)</td>
</tr>
<tr>
<td><strong>Montgomery Homeownership</strong></td>
<td>For first-time and repeat homebuyers. Includes a DPA up to 40% of the household income (maximum $25,000)</td>
<td>B: 842/P: 231 – MNTGMRY HM GOVT</td>
<td>B: 842/P: 232 – MNT HM CONV =OR&lt;80% AMI (DU)</td>
<td>B: 843/P: 233 – MNT HM CONV &gt; 80% AMI (DU)</td>
<td>B: 844/P: 235 – MNT HM CONV &gt;80% AMI (LPA)</td>
</tr>
<tr>
<td><strong>Maryland HomeAbility</strong></td>
<td>For first-time homebuyers with disabilities; special income limits apply</td>
<td>B: 892/P: 298 – HOMEABILITY CONV =OR&lt;80% AMI(DU)</td>
<td>B: 891/P:273 – HOMEABILITY CONV =OR&lt;80% AMI(DU)</td>
<td>B: 891/P:273 – HOMEABILITY CONV =OR&lt;80% AMI(DU)</td>
<td>B: 891/P:273 – HOMEABILITY CONV =OR&lt;80% AMI(DU)</td>
</tr>
</tbody>
</table>

**Notes:**
- 1ST MORTGAGE
  - FNMA: B: 867/P: 787 – MD SMARTBUY 3.0 CONV
  - FHLMC: B: 880/P: 789 – MD SMARTBUY 3.0 CONV
- 2ND MORTGAGE
  - FNMA: B: 868/P: 788 - MD SMARTBUY 3.0 CONV
  - FHLMC: B: 881/P: 790 - MD SMARTBUY 3.0 CONV
- 3RD LOAN/2ND MORTGAGE
  - FNMA: B: 928 – MD SMARTBUY 3.0 PROMISSORY NOTE
  - FHLMC: B: 949 – MD SMARTBUY 3.0 PROMISSORY NOTE
- 2ND ASSISTANCE LOAN (UNSECURED LOAN – NOT RECORDED)
  - B: 696
- 3RD LOAN/2ND MORTGAGE
  - B: 929 – MD SMARTBUY 3.0 - DPA
  - S: 950 – MD SMARTBUY DPA ONLY
- 2ND MORTGAGE
  - B: 987
  - P: 980 – 40% DPA MNTGMRY HMOWNRSHIP
  - S: 937 – MNTGMRY HMOWNRSHIP DPA
<table>
<thead>
<tr>
<th>Refinance Products</th>
<th>97% Conventional Refi</th>
</tr>
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<tbody>
<tr>
<td><strong>Limited cash out, fixed rate refinance program.</strong></td>
<td><strong>Existing MCC’s can be reissued with this product.</strong></td>
</tr>
<tr>
<td>FNMA:</td>
<td>FNMA:</td>
</tr>
<tr>
<td>B: 917/P: 292-97% CONV REFI = OR &lt; 80% AMI</td>
<td>B: 917/P: 292-97% CONV REFI = OR &lt; 80% AMI</td>
</tr>
<tr>
<td>B: 946/P: 294–97% CONV REFI &gt;80% AMI</td>
<td>B: 946/P: 294–97% CONV REFI &gt;80% AMI</td>
</tr>
<tr>
<td>FHLMC:</td>
<td>FHLMC:</td>
</tr>
<tr>
<td>B: 918/P: 295-97% CONV REFI = OR &lt;80% AMI</td>
<td>B: 918/P: 295-97% CONV REFI = OR &lt;80% AMI</td>
</tr>
<tr>
<td>B: 918/P: 286-97% CONV REFI&gt;80% AMI</td>
<td>B: 918/P: 286-97% CONV REFI&gt;80% AMI</td>
</tr>
<tr>
<td><strong>WITH MCC REISSUE:</strong></td>
<td><strong>WITH MCC REISSUE:</strong></td>
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<tr>
<td>FNMA:</td>
<td>FNMA:</td>
</tr>
<tr>
<td>B: 919/P: 297-97% CONV REFI =OR &lt; 80% AMI + MCC REISSUE</td>
<td>B: 919/P: 297-97% CONV REFI =OR &lt; 80% AMI + MCC REISSUE</td>
</tr>
<tr>
<td>B: 948/P: 288-97% CONV REFI&gt;80% AMI + MCC REISSUE</td>
<td>B: 948/P: 288-97% CONV REFI&gt;80% AMI + MCC REISSUE</td>
</tr>
<tr>
<td>FHLMC:</td>
<td>FHLMC:</td>
</tr>
<tr>
<td>B: 945/P: 299-97% CONV REFI =OR &lt; 80% AMI + MCC REISSUE</td>
<td>B: 945/P: 299-97% CONV REFI =OR &lt; 80% AMI + MCC REISSUE</td>
</tr>
<tr>
<td>B: 945/P: 289 - 97% CONV REFI&gt;80% AMI + MCC REISSUE</td>
<td>B: 945/P: 289 - 97% CONV REFI&gt;80% AMI + MCC REISSUE</td>
</tr>
<tr>
<td><strong>MCC REISSUES</strong></td>
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</tr>
<tr>
<td>For use with borrowers who are refinancing a loan with an existing MCC, but not with an MMP first mortgage.</td>
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</tr>
<tr>
<td>B: 893/P: 707 – MCC REISSUES – MCC ONLY</td>
<td>B: 893/P: 707 – MCC REISSUES – MCC ONLY</td>
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