

FACT SHEET: 6% MARYLAND OPPORTUNITY GRANT -LPA underwritten conventional loans only-



MARYLAND MORTGAGE
Making Homeownership Affordable

PURPOSE	To assist income selected homebuyers with down payment and closing costs associated with purchasing a home in Maryland using the Maryland Mortgage Program (MMP) for Freddie Mac HFA Advantage conventional mortgages only . The Community Development Administration (CDA) offers an outright grant of 6% of the first loan for payment of down payment and closing costs for borrowers with total income up to the level stated for each county per the attached list.
DATE	Reservations start on January 22, 2018 and can be made until CDA issues a directive that the initiative is closed.
CLOSING COST & DOWN PAYMENT ASSISTANCE	<p>~The 6% grant funds can be used for down payment and closing costs for an MMP Freddie Mac conventional mortgage loan at closing. The amount of the grant is calculated by applying 6% to the amount of the first lien.</p> <p>~This grant is not available with other MMP purchase and/or refinance products.</p> <p>~The 6% grant is made up of two parts: a 4% grant and a 2% grant. No higher or lower amounts are allowed.</p> <p>~The grant funds must be added to the Closing Disclosure in section "L" AS TWO SEPARATE LINE ITEMS (please contact U.S. Bank, the Master Servicer, for further instructions if needed). Identify the grant funds as "MD CDA's Affordable Subsidy 2% Grant" and "MD CDA 4% Grant." The Freddie Mac Special feature code "H56" should be added to the 1008 form.</p> <p>~Reminder: CDA assistance programs cannot be used with conventional financing for purchase of a DHCD-owned REO.</p> <p>Flow of funds: 1) Lender advances the 4% and 2% grant funds at closing; 2) CDA reimburses lender for the 4% portion after the loan is post-closing approved by CDA (see Directive 2014-34); and, 3) Master Servicer (U.S. Bank) reimburses lender directly for the 2% portion after the first mortgage loan is purchased.</p>
PARTNER MATCH PROGRAM	Not available with this product. Assistance from employers, builders, developers, non-profits, etc. may be utilized by the borrower in combination with this initiative but will not be matched by CDA funds.
MARYLAND HOMECREDIT PROGRAM	May be used in conjunction with this product. As an additional incentive , CDA will waive the \$450 CDA MCC fee for a mortgage credit certificate (MCC) obtained with this product (MCC must be reserved). Lenders may continue to charge their MCC fee up to a maximum of \$350. (Please refer to Directive 2014-19 for payment instructions.) The Maryland HomeCredit Program is subject to federal regulations and availability of funds, and may be discontinued at any time in the Maryland Department of Housing and Community Development's sole discretion.
INTEREST RATE	Interest rate for this product will be published by CDA on the website with the rates for the other MMP products. The grant does not carry any interest.
ELIGIBLE BORROWERS	<ul style="list-style-type: none"> o Borrowers must meet all eligibility requirements established for the Maryland Mortgage Program, U.S. Bank overlays and Freddie Mac guidelines. (For more information on MMP requirements, go online to http://mmp.maryland.gov/Lenders/Pages/Fact-Sheets.aspx or browse the website at www.mmp.maryland.gov.) o All Maryland Mortgage Program purchase products require homebuyers to take a Homebuyer Education class. An education class may be any class approved by HUD or Freddie Mac, including an online class. (http://mmp.maryland.gov/Pages/Homebuyer-Education.aspx). o This product has specific income limits listed on page 2.
FIRST TIME HOMEBUYER REQUIREMENT:	<p>While Maryland Mortgage program loans generally are limited to first-time homebuyers, the requirement is waived if:</p> <ul style="list-style-type: none"> o Borrower is purchasing in a targeted area (see http://mmp.maryland.gov/Pages/Targeted-Areas.aspx for more information on targeted areas); o It has been more than three years since the borrower has owned a principal residence; o Borrower is an honorably discharged veteran who has not previously used the first-time homebuyer exemption. This is in accordance with the Heroes Earnings Assistance and Relief Tax Act of 2008, as amended. A DD-214 form must be submitted to document veteran status, and an Attachment V - Veteran First Time Homebuyer Exemption form (located at http://mmp.maryland.gov/Lenders/Pages/Loan-Documentation.aspx under First Mortgage Pre-Closing/Documents That Are Sometimes Required) must be completed; OR o Borrower is using the 6% Maryland Opportunity Grant without a Maryland HomeCredit (MCC). <p>Regardless of the waiving of the first-time homebuyer requirement, a Maryland Mortgage borrower cannot own any other real property at time of closing.</p>
OTHER	This product follows all underwriting overlays of US Bank, Freddie Mac, and PMIs. Loans must be underwritten and approved through LPA. All other rules relating to Maryland Mortgage Program loans apply except where specifically noted in this document.

Disclaimer: The terms and conditions are subject to change until the lender locks the loan in Lender Online. A potential borrower should contact an approved lender for further loan information (see mmp.maryland.gov for a list of approved lenders). In connection with the Maryland Mortgage Program, the Maryland Department of Housing & Community Development makes no promises, representations or warranties to any party, including any borrower, about the actual benefit a Maryland Mortgage loan might provide in specific situations. Each borrower's situation is different, and potential borrowers should seek the advice of a financial advisor, attorney or housing counselor before entering into any loan transaction.



Larry Hogan,
Governor

Boyd K. Rutherford,
Lt. Governor



Kenneth C. Holt,
Secretary

Tony Reed,
Deputy Secretary

For more information, please visit:

MMP.Maryland.gov

Single Family Housing - Community Development Administration
Maryland Department of Housing and Community Development
7800 Harkins Road • Lanham, MD • 20706



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County Name	Income limit
Allegany	\$26,950
Anne Arundel	\$45,550
Baltimore	\$45,550
Baltimore City	\$45,550
Calvert	\$55,150
Caroline	\$33,750
Carroll	\$45,550
Cecil	\$41,600
Charles	\$55,150
Dorchester	\$31,500
Frederick	\$55,150
Garrett	\$31,500
Harford	\$45,550
Howard	\$45,550
Kent	\$37,000
Montgomery	\$55,150
Prince George's	\$55,150
Queen Anne's	\$45,550
Somerset	\$34,400
St. Mary's	\$49,800
Talbot	\$37,600
Washington	\$35,700
Wicomico	\$34,400
Worcester	\$34,400



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