

## Maryland Mortgage Program – Product Matrix

6/1/2026 - In addition to MMP guidelines, all US Bank and insurer guidelines must be met.

| Product  | Min. Credit Score | Max. DTI                              | 2-months PITI? | 1 <sup>st</sup> Time Homebuyer Requirement?<br>(Didn't own home in last 3 yrs)    | MMP DPA Available?                                     | Notes  |
|--|-------------------|---------------------------------------|----------------|---|--|--|
| 1 <sup>st</sup> Time Advantage Direct – Conventional | 640               | 50% with AUS approval                 | No             | Yes, unless buying in targeted area or veteran using exemption for the first time | No   | Usually the lowest MMP rate available                    |
| 1 <sup>st</sup> Time Advantage Direct - FHA          | 640               | FICO ≥680 = 50%;<br>640-679 = 45%     | No             |   | DPA from external sources may be utilized              |  |
| 1 <sup>st</sup> Time Advantage Direct – VA/USDA      | 640               | FICO ≥680 = 50%;<br>640-679 = 45%     | No             |   |  |  |
| 1 <sup>st</sup> Time Advantage 6000 - Conventional   | 640               | 50% with AUS approval                 | No             | Yes, unless buying in targeted area or veteran using exemption for the first time | \$6,000 loan, 0% deferred, repayable                   | Allows Partner Match                                     |
| 1 <sup>st</sup> Time Advantage 6000 - FHA            | 640               | FICO ≥680 = 50%;<br>640-679 = 45%     | No             |   |  |  |
| 1 <sup>st</sup> Time Advantage 6000 - VA/USDA        | 640               | 45% FICO ≥680 = 50%;<br>640-679 = 45% | No             |   |  |  |
| 1 <sup>st</sup> Time Adv. 3% Loan- Conventional      | 640               | 50% with AUS approval                 | No             | Yes, unless buying in targeted area or veteran using exemption for the first time | 3% of 1 <sup>st</sup> mortgage, 0% deferred, repayable | Usually the lowest rate available for loans with MMP DPA |
| 1 <sup>st</sup> Time Adv.3% Loan - FHA               | 640               | FICO ≥680 = 50%;<br>640-679 = 45%     | No             |   | Partner Match not available                            |  |
| 1 <sup>st</sup> Time Adv.3% Loan - VA/USDA           | 640               | FICO ≥680 = 50%;<br>640-679 = 45%     | No             |   | DPA from other sources may be utilized                 |  |

| Product   | Min. Credit Score  | Max. DTI                          | 2-mo. PITI req? | 1 <sup>st</sup> Time Homebuyer Requirement?<br>(Didn't own home in last 3 yrs)    | MMP DPA Available?                                     | Notes                             |
|---|--|-----------------------------------|-----------------|---|--|-----------------------------------|
| 1 <sup>st</sup> Time Advantage 4% Loan - Conventional | 640  | 50% with AUS approval             | No              | Yes, unless buying in targeted area or veteran using exemption for the first time | 4% of 1 <sup>st</sup> mortgage, 0% deferred, repayable |                                   |
| 1 <sup>st</sup> Time Advantage 4% Loan - FHA          | 640  | FICO ≥680 = 50%;<br>640-679 = 45% | No              |   | Partner Match not available                            |                                   |
| 1 <sup>st</sup> Time Advantage 4% Loan - VA/USDA      | 640  | FICO ≥680 = 50%;<br>640-679 = 45% | No              |   | DPA from other sources may be utilized                 |                                   |
| 1 <sup>st</sup> Time Advantage 5% Loan- Conventional  | 640  | 50% with AUS approval             | No              | Yes, unless buying in targeted area or veteran using exemption for the first time | 5% of 1 <sup>st</sup> mortgage, 0% deferred, repayable |                                   |
| 1 <sup>st</sup> Time Advantage 5% Loan - FHA          | 640  | FICO ≥680 = 50%;<br>640-679 = 45% | No              |   | Partner Match not available                            |                                   |
| 1 <sup>st</sup> Time Advantage 5% Loan - VA/USDA      | 640  | FICO ≥680 = 50%;<br>640-679 = 45% | No              |   | DPA from other sources may be utilized                 |                                   |
| HomeStart 6% DPA Loan (50%AMI) – Conventional         | 640  | 50% with AUS approval             | No              | Yes, unless buying in targeted area or veteran using exemption for the first time | 6% of 1 <sup>st</sup> mortgage, 0% deferred, repayable | For borrowers at or below 50% AMI |
| HomeStart 6% DPA Loan (50%AMI) – FHA                  | 640  | FICO ≥680 = 50%;<br>640-679 = 45% | No              |   | Partner Match not available                            |                                   |
| HomeStart 6% DPA Loan (50%AMI) – VA/USDA              | 640  | FICO ≥680 = 50%;<br>640-679 = 45% | No              |   | DPA from other sources may be utilized                 |                                   |
| HomeAbility – Conventional Only                       | See fact sheet and USB/insurer guidelines. May require manual underwriting (stricter requirements). Funds are limited. |                                   |                 | Yes, with usual MMP exceptions  | 2 <sup>nd</sup> lien up to 25% LTV (105 max CLTV)      |                                   |

| Product   | Min. Credit Score | Max. DTI                          | 2-mo. PITI req? | 1 <sup>st</sup> Time Homebuyer Requirement?<br>( <i>Didn't own home in last 3 yrs</i> ) | MMP DPA Available?   | Notes   |
|---|-------------------|-----------------------------------|-----------------|---|--|---|
| Montgomery Employee DPA Loan (MEDPAL) - Conventional  | 640               | 50% with AUS approval             | No              | Yes, with usual MMP exceptions  | \$50,000 DPA, zero percent deferred, forgiven after 30 years.<br><br>Partner Match not available. External DPA allowed.          | Montgomery County only – specific employee designations-see fact sheet. |
| MEDPAL - FHA  | 640               | FICO ≥680 = 50%;<br>640-679 = 45% | No              |   |  |   |
| MEDPAL - VA/USDA  | 640               | FICO ≥680 = 50%;<br>640-679 = 45% | No              |   |  |   |
| Montgomery Homeownership Program - Conventional   | 640               | 50% with AUS approval             | No              | Yes, with usual MMP exceptions  | 40% of household income up to \$50,000, 0% deferred loan<br><br>Partner Match not available. External DPA allowed                | Montgomery County only  |
| Montgomery Homeownership Program - FHA  | 640               | FICO ≥680 = 50%;<br>640-679 = 45% | No              |   |  |   |
| Montgomery Homeownership Program - VA/USDA  | 640               | FICO ≥680 = 50%;<br>640-679 = 45% | No              |   |  |   |
| MD SmartBuy 3.0 - Conventional Only (Has unsecured 2nd loan for student debt payoff—up to 15% of purchase price with a max of \$25,000) | 720               | Up to 50% if approved through AUS | No              | Yes, with usual MMP exceptions  | Optional 3rd loan / 2nd mtg:<br>\$6,000 OR 6% of 1st mtg (max 50% AMI)<br><br>Partner Match not available. External DPA allowed. | Approved lenders only   |

**FLEX PRODUCTS – AVAILABLE FOR REPEAT HOMEBUYERS**

*Regardless of first-time homebuyer status, no property can be owned at time of approval and closing.*

| <b>Product</b>              | <b>Min. Credit Score</b> | <b>Max. DTI</b>                   | <b>2-mo. PITI req?</b> | <b>1<sup>st</sup> Time Homebuyer Requirement?<br/>(Didn't own home in last 3 yrs)</b> | <b>MMP DPA Available?</b>  | <b>Notes</b>  |
|-----------------------------|--------------------------|-----------------------------------|------------------------|---|--|---|
| Flex Direct – Conventional  | 640                      | 50% with AUS approval             | No                     | Not applicable  | No   | <i>Lowest MMP rate available for repeat home-buyer</i>                                  |
| Flex Direct - FHA           | 640                      | FICO ≥680 = 50%;<br>640-679 = 45% | No                     |   | No   |   |
| Flex Direct - VA/USDA       | 640                      | FICO ≥680 = 50%;<br>640-679 = 45% | No                     |   | No   |   |
| Flex 6000 - Conventional    | 640                      | 50% with AUS approval             | No                     | Not applicable  | \$6,000 loan, 0% deferred, repayable<br><br>Allows Partner Match |   |
| Flex 6000 – FHA             | 640                      | FICO ≥680 = 50%;<br>640-679 = 45% | No                     |   |  |   |
| Flex 6000 – VA/USDA         | 640                      | FICO ≥680 = 50%;<br>640-679 = 45% | No                     |   |  |   |
| Flex 3% Loan – Conventional | 640                      | 50% with AUS approval             | No                     | Not applicable  | 3% of 1 <sup>st</sup> mortgage, 0% deferred, repayable           | <i>Usually the lowest rate available for a loan with MMP DPA for a repeat homebuyer</i> |
| Flex 3% Loan– FHA           | 640                      | FICO ≥680 = 50%;<br>640-679 = 45% | No                     |   | No Partner Match   |   |
| Flex 3% Loan– VA/USDA       | 640                      | FICO ≥680 = 50%;<br>640-679 = 45% | No                     |   | External DPA allowed   |   |

## Important Notes:

- For each FHA product, there is an **FHA Limited 203(k)** version with a different program code but which follows all the same parameters as the original MMP FHA product.
- Underwriting requirements in the matrix above are for **AUTOMATED UNDERWRITING ONLY**.
- All MMP home purchase loans require homebuyer education prior to closing. Education must meet standards of all funding sources, US Bank, and insurers. [Homebuyer Education](#)
- Regardless of first-time homebuyer status, no property can be owned at time of approval and closing.
- Professional Portal (fact sheets, directives, rates, program code guide, etc.): [MMP Program Info](#)
- *This product matrix is designed as a resource, and does not supersede or replace directives, fact sheets, or other program guidelines.*
- ***All overlays, guidelines and/or requirements of US Bank and insurers must be followed in addition to MMP guidelines. Whichever guideline is stricter is the one that applies!***