Maryland Mortgage Program – Program Code Matrix

Updated September 4, 2026

How to use this guide

- Locate the program, product, loan type, and AMI category that apply to the loan.
- Each row provides the applicable first-mortgage bond series (B) and program code (P) for the selected program, product, loan type, and AMI category.
- When down payment assistance applies, use the DPA Code Matrix to select the related bond series, program code, and subprogram code (S).
- N/A means not applicable. “All” means the code does not vary by AMI category.

Abbreviations

Term	Meaning	Term	Meaning
B	Bond series	**P**	Program code
S	Subprogram code	**GOVT**	FHA, VA, or USDA
FNMA/DU	Fannie Mae / Desktop Underwriter	**FHLMC/LPA**	Freddie Mac / Loan Product Advisor
DPA	Down payment assistance	**AMI**	Area median income
MCC	Mortgage credit certificate	**HK4E**	Homeownership for Everyone
SK4E	Smart Keys for Employees	**BDIP/CPIP**	Applicable partner initiatives

Program Overview

Use this overview to identify the appropriate program and corresponding code. Refer to the current Directives for complete eligibility and program requirements.

Program	Primary eligibility/use	Assistance or feature
First Time Advantage Direct	First-time homebuyers	No MMP DPA
First Time Advantage 6000	First-time homebuyers: Partner Match may apply	$6,000 DPA loan
First Time Advantage 3% Loan	First-time homebuyers	DPA equal to 3% of first mortgage
First Time Advantage 4% Loan	First-time homebuyers	DPA equal to 4% of first mortgage
First Time Advantage 5% Loan	First-time homebuyers	DPA equal to 5% of first mortgage
HomeStart	First-time homebuyers at 50% AMI or less	DPA equal to 6% of first mortgage
MMP UPLIFT	Qualified borrowers purchasing eligible UPLIFT properties	5% DPA loan
First Homes for First Responders and Teachers	First-time homebuyers employed as eligible first responders or teachers	Reduced interest rate and 5% DPA loan
Flex Direct	Repeat or first-time homebuyers	No MMP DPA
Flex 6000	Repeat or first-time homebuyers; Partner Match may apply	$6,000 DPA loan
Flex 3% Loan	Repeat or first-time homebuyers	DPA equal to 3% of first mortgage
Maryland HomeAbility	First-time homebuyers with disabilities; special income limits apply	HomeAbility DPA
Maryland SmartBuy 3.0 No DPA	First-time homebuyers with student debt	Student-debt assistance; no DPA
Maryland SmartBuy 3.0 6000	First-time homebuyers with student debt	Student-debt assistance plus $6,000 DPA
Maryland SmartBuy 3.0 6% Loan	First-time homebuyers at 50% AMI or less with student debt	Student-debt assistance plus 6% DPA
Montgomery Employee DPA Loan (MEDPAL)	First-time homebuyers purchasing in Montgomery County; employment and income requirements apply	Up to $50,000 DPA
Montgomery Homeownership	First-time homebuyers; Montgomery County requirements apply	Up to 40% of household income; maximum $50,000
97% Conventional Refi	Limited cash-out, fixed-rate refinance	Existing MCC may be reissued
MCC Reissues	Refinance with an existing MCC and no MMP first mortgage	MCC reissue only

Standard First Mortgage Code Matrix

This section covers the standard Maryland Mortgage Program product line. Use the matrix to identify the applicable first-mortgage bond series and program code.

Program family	Product	Loan type	AMI category	Loan variation	B	P	Assistance
First Time Advantage	Direct	GOVT	All	Standard government	963	490	None
First Time Advantage	Direct	GOVT	All	FHA Limited 203(k)	963	180	None
First Time Advantage	Direct	FNMA/DU	Greater than 80%	Conventional	877	730	None
First Time Advantage	Direct	FNMA/DU	80% or less	Conventional	963	489	None
First Time Advantage	Direct	FHLMC/LPA	Greater than 80%	Conventional	965	888	None
First Time Advantage	Direct	FHLMC/LPA	80% or less	Conventional	965	260	None
First Time Advantage	$6,000 DPA	GOVT	All	Standard government	790	669	$6,000
First Time Advantage	$6,000 DPA	GOVT	All	FHA Limited 203(k)	790	181	$6,000
First Time Advantage	$6,000 DPA	FNMA/DU	Greater than 80%	Conventional	791	677	$6,000
First Time Advantage	$6,000 DPA	FNMA/DU	80% or less	Conventional	791	678	$6,000
First Time Advantage	$6,000 DPA	FHLMC/LPA	Greater than 80%	Conventional	792	679	$6,000
First Time Advantage	$6,000 DPA	FHLMC/LPA	80% or less	Conventional	792	680	$6,000
First Time Advantage	3% DPA	GOVT	All	Standard government	790	494	3%
First Time Advantage	3% DPA	GOVT	All	FHA Limited 203(k)	790	182	3%
First Time Advantage	3% DPA	FNMA/DU	Greater than 80%	Conventional	791	732	3%
First Time Advantage	3% DPA	FNMA/DU	80% or less	Conventional	791	495	3%
First Time Advantage	3% DPA	FHLMC/LPA	Greater than 80%	Conventional	792	892	3%
First Time Advantage	3% DPA	FHLMC/LPA	80% or less	Conventional	792	262	3%
First Time Advantage	4% DPA	GOVT	All	Standard government	790	791	4%
First Time Advantage	4% DPA	GOVT	All	FHA Limited 203(k)	790	183	4%
First Time Advantage	4% DPA	FNMA/DU	Greater than 80%	Conventional	791	277	4%
First Time Advantage	4% DPA	FNMA/DU	80% or less	Conventional	791	792	4%
First Time Advantage	4% DPA	FHLMC/LPA	Greater than 80%	Conventional	792	276	4%
First Time Advantage	4% DPA	FHLMC/LPA	80% or less	Conventional	792	275	4%
First Time Advantage	5% DPA	GOVT	All	Standard government	790	793	5%
First Time Advantage	5% DPA	GOVT	All	FHA Limited 203(k)	790	184	5%
First Time Advantage	5% DPA	FNMA/DU	Greater than 80%	Conventional	791	280	5%
First Time Advantage	5% DPA	FNMA/DU	80% or less	Conventional	791	794	5%

Program family	Product	Loan type	AMI category	Loan variation	B	P	Assistance
First Time Advantage	5% DPA	FHLMC/LPA	Greater than 80%	Conventional	792	279	5%
First Time Advantage	5% DPA	FHLMC/LPA	80% or less	Conventional	792	278	5%
MMP UPLIFT	5% DPA	GOVT	All	Standard government	787	LF1	5%
MMP UPLIFT	5% DPA	FNMA/DU	80% or less	Conventional	788	LF2	5%
MMP UPLIFT	5% DPA	FNMA/DU	Greater than 80%	Conventional	788	LF3	5%
MMP UPLIFT	5% DPA	FHLMC/LPA	80% or less	Conventional	789	LF4	5%
MMP UPLIFT	5% DPA	FHLMC/LPA	Greater than 80%	Conventional	789	LF5	5%
First Homes for First Responders and Teachers	5% DPA	GOVT	All	Standard government	796	239	5%
First Homes for First Responders and Teachers	5% DPA	GOVT	All	FHA Limited 203(k)	796	193	5%
First Homes for First Responders and Teachers	5% DPA	FNMA/DU	80% or less	Conventional	797	412	5%
First Homes for First Responders and Teachers	5% DPA	FNMA/DU	Greater than 80%	Conventional	797	414	5%
First Homes for First Responders and Teachers	5% DPA	FHLMC/LPA	80% or less	Conventional	798	491	5%
First Homes for First Responders and Teachers	5% DPA	FHLMC/LPA	Greater than 80%	Conventional	798	492	5%
HomeStart	6% DPA	GOVT	50% or less	Standard government	793	695	6%
HomeStart	6% DPA	GOVT	50% or less	FHA Limited 203(k)	793	185	6%
HomeStart	6% DPA	FNMA/DU	50% or less	Conventional	794	696	6%
HomeStart	6% DPA	FHLMC/LPA	50% or less	Conventional	795	697	6%
Flex	Direct	GOVT	All	Standard government	889	842	None
Flex	Direct	GOVT	All	FHA Limited 203(k)	889	186	None
Flex	Direct	FNMA/DU	Greater than 80%	Conventional	870	720	None
Flex	Direct	FNMA/DU	80% or less	Conventional	889	841	None
Flex	Direct	FHLMC/LPA	Greater than 80%	Conventional	887	862	None
Flex	Direct	FHLMC/LPA	80% or less	Conventional	887	263	None
Flex	$6,000 DPA	GOVT	All	Standard government	836	795	$6,000
Flex	$6,000 DPA	GOVT	All	FHA Limited 203(k)	836	187	$6,000
Flex	$6,000 DPA	FNMA/DU	Greater than 80%	Conventional	838	796	$6,000
Flex	$6,000 DPA	FNMA/DU	80% or less	Conventional	838	797	$6,000
Flex	$6,000 DPA	FHLMC/LPA	Greater than 80%	Conventional	837	798	$6,000
Flex	$6,000 DPA	FHLMC/LPA	80% or less	Conventional	837	799	$6,000
Flex	3% DPA	GOVT	All	Standard government	836	587	3%

Program family	Product	Loan type	AMI category	Loan variation	B	P	Assistance
Flex	3% DPA	GOVT	All	FHA Limited 203(k)	836	188	3%
Flex	3% DPA	FNMA/DU	Greater than 80%	Conventional	838	724	3%
Flex	3% DPA	FNMA/DU	80% or less	Conventional	838	588	3%
Flex	3% DPA	FHLMC/LPA	Greater than 80%	Conventional	837	870	3%
Flex	3% DPA	FHLMC/LPA	80% or less	Conventional	837	267	3%

Specialty Products First Mortgage Code Matrix

Special program eligibility and income restrictions apply. Consult the current program Directive before reservation.

Program	Product	Loan type	AMI category	Loan variation	B	P	Assistance/Features
Maryland HomeAbility	HomeAbility	FNMA/DU	80% or less	Conventional	892	298	Up to $45,000
Maryland HomeAbility	HomeAbility	FHLMC/LPA	80% or less	Conventional	891	273	Up to $45,000
Maryland SmartBuy 3.0	No DPA	FNMA/DU	80% or less	Conventional	867	691	Student-debt assistance
Maryland SmartBuy 3.0	No DPA	FNMA/DU	Greater than 80%	Conventional	868	692	Student-debt assistance
Maryland SmartBuy 3.0	No DPA	FHLMC/LPA	80% or less	Conventional	880	698	Student-debt assistance
Maryland SmartBuy 3.0	No DPA	FHLMC/LPA	Greater than 80%	Conventional	881	699	Student-debt assistance
Maryland SmartBuy 3.0	$6,000 DPA	FNMA/DU	80% or less	Conventional	867	683	Student debt + $6,000
Maryland SmartBuy 3.0	$6,000 DPA	FNMA/DU	Greater than 80%	Conventional	868	684	Student debt + $6,000
Maryland SmartBuy 3.0	$6,000 DPA	FHLMC/LPA	80% or less	Conventional	880	685	Student debt + $6,000
Maryland SmartBuy 3.0	$6,000 DPA	FHLMC/LPA	Greater than 80%	Conventional	881	686	Student debt + $6,000
Maryland SmartBuy 3.0	6% DPA	FNMA/DU	50% or less	Conventional	867	689	Student debt + 6%
Maryland SmartBuy 3.0	6% DPA	FHLMC/LPA	50% or less	Conventional	880	690	Student debt + 6%
MEDPAL	Up to $50,000	GOVT	All	Standard government	758	236	$50,000
MEDPAL	Up to $50,000	GOVT	All	FHA Limited 203(k)	758	190	$50,000
MEDPAL	Up to $50,000	FNMA/DU	80% or less	Conventional	759	237	$50,000
MEDPAL	Up to $50,000	FNMA/DU	Greater than 80%	Conventional	759	238	$50,000
MEDPAL	Up to $50,000	FHLMC/LPA	80% or less	Conventional	760	282	$50,000
MEDPAL	Up to $50,000	FHLMC/LPA	Greater than 80%	Conventional	760	283	$50,000
Montgomery Homeownership	County DPA	GOVT	All	Standard government	761	859	Up to $50,000
Montgomery Homeownership	County DPA	GOVT	All	FHA Limited 203(k)	761	192	Up to $50,000
Montgomery Homeownership	County DPA	FNMA/DU	80% or less	Conventional	763	818	Up to $50,000
Montgomery Homeownership	County DPA	FNMA/DU	Greater than 80%	Conventional	763	819	Up to $50,000
Montgomery Homeownership	County DPA	FHLMC/LPA	80% or less	Conventional	762	898	Up to $50,000
Montgomery Homeownership	County DPA	FHLMC/LPA	Greater than 80%	Conventional	762	899	Up to $50,000

Refinance and MCC Code Matrix

The 97% Conventional Refi is a limited cash-out, fixed-rate refinance product. MCC Reissues is for borrowers refinancing a loan with an existing MCC without an MMP first mortgage.

Product	Loan type	AMI category	B	P	Feature
97% Conventional Refi	FNMA	80% or less	917	292	No MCC reissue
97% Conventional Refi	FNMA	Greater than 80%	946	294	No MCC reissue
97% Conventional Refi	FHLMC	80% or less	918	295	No MCC reissue
97% Conventional Refi	FHLMC	Greater than 80%	918	286	No MCC reissue
97% Conventional Refi	FNMA	80% or less	919	297	With MCC reissue
97% Conventional Refi	FNMA	Greater than 80%	948	288	With MCC reissue
97% Conventional Refi	FHLMC	80% or less	945	299	With MCC reissue
97% Conventional Refi	FHLMC	Greater than 80%	945	289	With MCC reissue
MCC Reissues	N/A	N/A	893	707	MCC only; no MMP first mortgage

Assistance Code Matrix

Select the subprogram code that matches the assistance combination. SmartBuy assistance loans are shown separately because the unsecured student-debt loan and DPA loan occupy different positions.

Program	Assistance Type	Loan position	B	P	S	Combination/description
First Time Advantage 6000	$6,000 DPA	Second mortgage	658	983	800	DPA only
First Time Advantage 6000	$6,000 DPA	Second mortgage	658	983	801	DPA + HK4E
First Time Advantage 6000	$6,000 DPA	Second mortgage	658	983	802	DPA + HK4E + BDIP
First Time Advantage 6000	$6,000 DPA	Second mortgage	658	983	803	DPA + HK4E + BDIP + CPIP
First Time Advantage 6000	$6,000 DPA	Second mortgage	658	983	805	DPA + HK4E + CPIP
First Time Advantage 6000	$6,000 DPA	Second mortgage	658	983	808	DPA + HK4E/SK4E
First Time Advantage 6000	$6,000 DPA	Second mortgage	658	983	809	DPA + HK4E/SK4E + BDIP
First Time Advantage 6000	$6,000 DPA	Second mortgage	658	983	810	DPA + HK4E/SK4E + BDIP + CPIP
First Time Advantage 6000	$6,000 DPA	Second mortgage	658	983	812	DPA + HK4E/SK4E + CPIP
First Time Advantage 6000	$6,000 DPA	Second mortgage	658	983	815	DPA + BDIP
First Time Advantage 6000	$6,000 DPA	Second mortgage	658	983	816	DPA + BDIP + CPIP
First Time Advantage 6000	$6,000 DPA	Second mortgage	658	983	819	DPA + CPIP
First Time Advantage 3%	3% DPA	Second mortgage	658	984	938	3% DPA - First Time Advantage
First Time Advantage 4%	4% DPA	Second mortgage	658	987	961	4% DPA loan
First Time Advantage 5%	5% DPA	Second mortgage	658	988	962	5% DPA loan
MMP UPLIFT	5% DPA	Second mortgage	659	LFT	964	MMP UPLIFT 5% DPA loan
First Homes for First Responders and Teachers	5% DPA	Second mortgage	656	918	965	First Homes 5% DPA loan
HomeStart	6% DPA	Second mortgage	657	934	963	HomeStart 6% DPA loan
Flex 6000	$6,000 DPA	Second mortgage	682	983	800	DPA only
Flex 6000	$6,000 DPA	Second mortgage	682	983	801	DPA + HK4E
Flex 6000	$6,000 DPA	Second mortgage	682	983	802	DPA + HK4E + BDIP
Flex 6000	$6,000 DPA	Second mortgage	682	983	803	DPA + HK4E + BDIP + CPIP
Flex 6000	$6,000 DPA	Second mortgage	682	983	805	DPA + HK4E + CPIP
Flex 6000	$6,000 DPA	Second mortgage	682	983	808	DPA + HK4E/SK4E
Flex 6000	$6,000 DPA	Second mortgage	682	983	809	DPA + HK4E/SK4E + BDIP
Flex 6000	$6,000 DPA	Second mortgage	682	983	810	DPA + HK4E/SK4E + BDIP + CPIP
Flex 6000	$6,000 DPA	Second mortgage	682	983	812	DPA + HK4E/SK4E + CPIP

Program	Assistance Type	Loan position	B	P	S	Combination/description
Flex 6000	$6,000 DPA	Second mortgage	682	983	815	DPA + BDIP
Flex 6000	$6,000 DPA	Second mortgage	682	983	816	DPA + BDIP + CPIP
Flex 6000	$6,000 DPA	Second mortgage	682	983	819	DPA + CPIP
Flex 3%	3% DPA	Second mortgage	693	984	939	Flex 3% DPA
Maryland HomeAbility	HomeAbility DPA	Second mortgage	988	979	942	HomeAbility DPA loan
Maryland SmartBuy 3.0 No DPA	Student-debt assistance	Second assistance loan - unsecured	696	936	949	SmartBuy 3.0 promissory note
Maryland SmartBuy 3.0 6000	Student-debt assistance	Second assistance loan - unsecured	696	936	949	SmartBuy 3.0 promissory note
Maryland SmartBuy 3.0 6000	$6,000 DPA	Third loan / second mortgage	697	930	952	SmartBuy DPA 6000
Maryland SmartBuy 3.0 6%	Student-debt assistance	Second assistance loan - unsecured	696	936	949	SmartBuy 3.0 promissory note
Maryland SmartBuy 3.0 6%	6% DPA	Third loan / second mortgage	697	933	953	SmartBuy 6% DPA
MEDPAL	MEDPAL DPA	Second mortgage	684	989	943	MEDPAL DPA loan
Montgomery Homeownership	County DPA	Second mortgage	987	980	937	Montgomery Homeownership DPA