

## Maryland Mortgage Program

### Program Code Guide

*Updated 06/01/2026*

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)

<p><b>MMP 1<sup>st</sup> Time Advantage</b>  <i>Must be <b>FIRST-TIME</b> homebuyers</i>  <i>Uses Pre-Closing Package #1 (full)</i></p>	<p><b>MMP Flex</b>  <i>Must be <b>REPEAT or FIRST-TIME</b> homebuyers</i>  <i>Uses Pre-Closing Package #2 (simplified)</i></p>
<p style="text-align: center;"><b>1<sup>st</sup> Time Advantage Direct</b>  <i>No MMP DPA</i></p> <p>1<sup>ST</sup> MORTGAGE:  GOVT:  B: 963/P: 490 – 1ST TIME ADVANTAGE DIRECT GOVT  B: 963/P: 180 - 1ST TIME ADV DIR FHA LIMITED 203K</p> <p>FNMA:  B: 877/P: 730 – 1ST TM ADV DIR CONV &gt;80% AMI (DU)  B: 963/P: 489 – 1ST TM ADV DIR CONV =OR&lt;80%AMI(DU)</p> <p>FHLMC:  B: 965/P: 888 – 1ST TIME ADV DIR CONV &gt;80% AMI(LPA)  B: 965/P: 260 – 1ST TIME ADV DIR CONV =OR&lt;80% AMI(LPA)</p>	<p style="text-align: center;"><b>Flex Direct</b>  <i>No MMP DPA</i></p> <p>1<sup>ST</sup> MORTGAGE:  GOVT:  B: 889/P: 842 – FLEX DIRECT GOVT  B: 889/P: 186 - FLEX DIRECT FHA LIMITED 203K</p> <p>FNMA:  B: 870/P: 720 – FLEX DIRECT CONV &gt;80% AMI (DU)  B: 889/P: 841 – FLEX DIRECT CONV =OR&lt;80%AMI (DU)</p> <p>FHLMC:  B: 887/P: 862 – FLEX DIRECT CONV &gt;80% AMI (LPA)  B: 887/P: 263 – FLEX DIR CONV =OR&lt;80% AMI (LPA)</p>

**1<sup>st</sup> Time Advantage 6000**

*Comes with a \$6,000 DPA loan  
May utilize Partner Match, if applicable*

**1<sup>ST</sup> MORTGAGE:**

**GOVT:**

B: 966/P: 669 - 1ST TIME ADVANTAGE 6000 GOVT  
B: 966/P: 181 - 1ST TIME ADV 6000 FHA LIMITED 203K

**FNMA:**

B: 879/P: 677-1ST TM ADV 6000 CONV >80% AMI (DU)  
B: 879/P: 678-1ST TM ADV 6000 CONV=OR<80% AMI (DU)

**FHLMC:**

B: 967/P: 679-1ST TM ADV 6000 CONV >80% AMI(LPA)  
B: 967/P: 680-1ST TM ADV 6000 CONV=OR<80% AMI(LPA)

**2<sup>ND</sup> MORTGAGE:**

B: 986  
P: 971 – DPA  
S: 800 – DPA ONLY  
801 – DPA + HK4E  
802 – DPA + HK4E + BDIP  
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 6000**

*Comes with a \$6,000 DPA loan  
May utilize Partner Match, if applicable*

**1<sup>ST</sup> MORTGAGE:**

**GOVT:**

B: 895/P: 795 - FLEX 6000 GOVT  
B: 895/P: 187 - FLEX 6000 FHA LIMITED 203K

**FNMA:**

B: 871/P: 796-FLEX 6000 CONV >80% AMI (DU)  
B: 871/P: 797-FLEX 6000 CONV = OR <80% AMI (DU)

**FHLMC:**

B: 890/P: 798-FLEX 6000 CONV >80% AMI (LPA)  
B: 890/P: 799-FLEX 6000 CONV = or <80%AMI (LPA)

**2<sup>ND</sup> MORTGAGE:**

B: 685  
P: 971 – DPA  
S: 800 – DPA ONLY  
801 – DPA + HK4E  
802 – DPA + HK4E + BDIP  
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

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

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

**1<sup>ST</sup> MORTGAGE:**

**GOVT:**

B: 966/P: 494 – 1ST TIME ADVANTAGE 3% DPA GOVT  
B: 966/P: 182 - 1ST TIME ADV 3% FHA LIMITED 203K

**FNMA:**

B: 879/P: 732 – 1ST TM ADV 3% DPA CONV >80% AMI (DU)  
B: 879/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 CON =OR<80% AMI(LPA)

**2<sup>ND</sup> MORTGAGE:**

B: 986  
P: 981 – DPA/1ST TIME ADV  
S: 948 – 3% DPA 1ST TIME ADV

**Flex 3% Loan**

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

**1<sup>ST</sup> MORTGAGE:**

**GOVT:**

B: 895/P: 587 – FLEX 3% DPA GOVT  
B: 895/P: 188 - FLEX 3% FHA LIMITED 203K

**FNMA:**

B: 871/P: 724 – FLEX 3% DPA CONV >80% AMI (DU)  
B: 871/P: 588 – FLEX 3% DPA CONV =OR<80%AMI (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)

**2<sup>ND</sup> MORTGAGE:**

B: 999  
P: 982 – MMP FLEX 3% DPA  
S: 939 – FLEX 3% DPA

**1<sup>st</sup> Time Advantage 4% Loan**

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

**1<sup>ST</sup> MORTGAGE:**

**GOVT:**

B: 966/P: 791 - 1ST TIME ADV 4% DPA GOVT

B: 966/P: 183 - 1ST TM ADV 4% FHA LIMITED 203K

**FNMA:**

B: 879/P: 277-1ST TM AD 4% DPA CON >80% AMI(DU)

B: 879/P: 792-1ST TM AD 4% DPA CONV=OR<80% AMI(DU)

**FHLMC:**

B: 967/P: 276-1ST TM ADV 4% DPA CONV >80%AMI (LPA)

B: 967/P: 275-1ST TM AD 4% DPA CON=OR<80% AMI(LPA)

**2<sup>ND</sup> MORTGAGE:**

B: 986

P: 985 – 1ST TIME ADV 4% DPA

S: 961 - 4% DPA LOAN

**1<sup>st</sup> Time Advantage 5% Loan**

*Comes with a DPA loan equal to 5% of the first mortgage*

**1<sup>ST</sup> MORTGAGE:**

**GOVT:**

B: 966/P: 793 - 1ST TIME ADV 5% DPA GOVT

B: 966/P: 184 - 1ST TM ADV 5% FHA LIMITED 203K

**FNMA:**

B: 879/P: 280-1ST TM AD 5% DPA CONV >80% AMI(DU)

B: 879/P: 794-1ST TM AD 5% DPA CON =OR<80%AMI (DU)

**FHLMC:**

B: 967/P: 279-1ST TM AD 5% DPA CONV >80% AMI (LPA)

B: 967/P: 278-1ST TM AD 5% DPA CON =OR<80%AMI(LPA)

**2<sup>ND</sup> MORTGAGE:**

B: 986

P: 986– 1ST TIME ADV 5% DPA

S: 962 - 5% DPA LOAN

## HomeStart

*For borrowers with  $\leq 50\%$  AMI.*

*Comes with a DPA loan equal to 6% of the first mortgage.*

### 1<sup>ST</sup> MORTGAGE:

#### GOVT:

B: 857/P: 695 - HOMESTART 6% DPA GOVT

B: 857/P: 185 - HOMESTART 6% FHA LIMITED 203K

#### FNMA:

B: 857/P: 696-HOMESTART 6% DPA CONV=OR<50% AMI(DU)

#### FHLMC:

B: 858/P: 697-HMSTART 6% DPA CONV=OR<50% AMI(LPA)

### 2<sup>ND</sup> MORTGAGE:

B: 686

P: 932 – HOMESTART 6% DPA

S: 963 – HOMESTART 6% DPA LOAN

## Specialty Products

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

### **Maryland SmartBuy 3.0 No DPA**

*For first-time homebuyers with student debt.  
Does not come with a DPA loan.*

#### 1<sup>ST</sup> MORTGAGE:

##### FNMA:

B: 867/P: 691–MD SB 3.0 CONV NO DPA =OR< 80% AMI (DU)

B: 868/P: 692 -MD SB 3.0 CONV NO DPA >80% AMI (DU)

##### FHLMC:

B: 880/P: 698–MD SB 3.0 CON NO DPA =OR< 80% AMI (LPA)

B: 881/P: 699 -MD SB 3.0 CONV NO DPA >80% AMI (LPA)

#### 2<sup>ND</sup> ASSISTANCE LOAN (UNSECURED LOAN – NOT RECORDED)

B: 696

P: 936 – MD SMARTBUY 15% PROMISSORY NOTE

S: 949 – MD SMARTBUY 3.0 PROMISSORY NOTE

### **Maryland SmartBuy 3.0 6000**

*For first-time homebuyers with student debt.  
Comes with a \$6,000 DPA loan*

#### 1<sup>ST</sup> MORTGAGE:

##### FNMA:

B: 867/P: 683 – MD SB 3.0 6000 CONV =OR< 80% AMI (DU)

B: 868/P: 684 - MD SB 3.0 6000 CONV >80% AMI (DU)

##### FHLMC:

B: 880/P: 685 – MD SB 3.0 6000 CONV =OR< 80% AMI (LPA)

B: 881/P: 686 - MD SB 3.0 6000 CONV >80% AMI (LPA)

#### 2<sup>ND</sup> ASSISTANCE LOAN (UNSECURED LOAN – NOT RECORDED)

B: 696

P: 936 – MD SMARTBUY 15% PROMISSORY NOTE

S: 949 – MD SMARTBUY 3.0 PROMISSORY NOTE

#### 3<sup>RD</sup> LOAN/2<sup>ND</sup> MORTGAGE:

B: 697

P: 930 – MD SMARTBUY DPA 6000

S: 952 – MD SMARTBUY DPA 6000

### **Maryland SmartBuy 3.0 6% Loan**

*For first-time homebuyers with  $\leq 50\%$  AMI that have student debt.*

*Comes with a DPA loan equal to 6% of the first mortgage*

#### **1<sup>ST</sup> MORTGAGE:**

FNMA:

B: 867/P: 689 – MD SB 3.0 6% CONV =OR <50% AMI(DU)

FHLMC:

B: 880/P: 690 – MD SB 3.0 6% CONV =OR <50% AMI (LPA)

#### **2<sup>ND</sup> ASSISTANCE LOAN (UNSECURED LOAN – NOT RECORDED)**

B: 696

P: 936 – MD SMARTBUY 15% PROMISSORY NOTE

S: 949 – MD SMARTBUY 3.0 PROMISSORY NOTE

#### **3<sup>RD</sup> LOAN/2<sup>ND</sup> MORTGAGE:**

B: 697

P: 933 – MD SMARTBUY 6% DPA

S: 953 – MD SMARTBUY 6% DPA

### **Maryland HomeAbility**

*For first-time homebuyers with disabilities.*

*Special income limits apply*

#### **1<sup>ST</sup> MORTGAGE:**

FNMA:

B: 892/P: 298 – HOMEABILITY CONV =OR<80% AMI(DU)

FHLMC:

B: 891/P:273 – HOMEABILITY CONV =OR<80% AMI(LP)

#### **2<sup>ND</sup> MORTGAGE:**

B: 988

P: 979 – HOMEABILITY 2ND/DPA 25%

S: 942 – HOMEABILITY DPA LOAN

**Montgomery Employee Down Payment Assistance Loan (MEDPAL)**

*For first-time homebuyers purchasing in MoCo. To qualify for \$50,000 DPA, borrowers must be employed by certain MoCo departments. [Special Income limits apply.](#)*

**1<sup>ST</sup> MORTGAGE:**

**GOVT:**

B: 758/P: 236 – MEDPAL GOVT

B: 758/P: 190 - MEDPAL FHA LIMITED 203K

**FNMA:**

B: 759/P: 237 - MEDPAL CONV = OR < 80% AMI (DU)

B: 759/P: 238 - MEDPAL CONV > 80% AMI (DU)

**FHLMC:**

B: 760/P: 282 - MEDPAL CONV = OR < 80% AMI (LPA)

B: 760/P: 283 - MEDPAL CONV > 80% AMI (LPA)

**2<sup>ND</sup> MORTGAGE:**

B: 684

P: 989 – MEDPAL DPA

S: 943 – MEDPAL DPA LOAN

**Montgomery Homeownership**

*For first-time homebuyers. Includes a DPA up to 40% of the household income (maximum \$50,000)*

**1<sup>ST</sup> MORTGAGE:**

**GOVT:**

B: 761/P: 847 – MHP X GOVT

B: 761/P: 191 - MHP X FHA LIMITED 203K

**FNMA:**

B: 763/P: 848 – MHP X CONV = OR<80% AMI (DU)

B: 763/P: 849 – MHP X CONV > 80% AMI (DU)

**FHLMC:**

B: 762/P: 885 – MHP X CONV =OR<80% AMI (LPA)

B: 762/P: 886 – MHP X CONV >80% AMI (LPA)

**2<sup>ND</sup> MORTGAGE:**

B: 987

P: 980 – 40% DPA MNTGMRY HMOWNRSHP

S: 937 – MNTGMRY HMOWNRSHP DPA

## Refinance Products

	<p style="text-align: center;"><b>97% Conventional Refi</b></p> <p style="text-align: center;"><i>Limited cash out, fixed rate refinance program. Existing MCC's can be reissued with this product.</i></p> <p>FNMA:          B: 917/P: 292-97% CONV REFI = OR &lt; 80% AMI          B:946/P: 294-97% CONV REFI &gt;80% AMI</p> <p>FHLMC:          B:918/P: 295-97% CONV REFI = OR &lt;80% AMI          B:918/P: 286-97% CONV REFI&gt;80% AMI</p> <p><b><u>WITH MCC REISSUE:</u></b></p> <p>FNMA:          B:919/P:297-97% CONV REFI =OR&lt; 80% AMI+MCC REISSUE          B:948/P:288-97% CONV REFI&gt;80% AMI+ MCC REISSUE</p> <p>FHLMC:          B:945/P:299-97% CONV REFI =OR&lt; 80% AMI+MCC REISSUE          B:945/P:289 - 97% CONV REFI&gt;80% AMI+ MCC REISSUE</p>
	<p style="text-align: center;"><b>MCC REISSUES</b></p> <p style="text-align: center;"><i>For use with borrowers who are refinancing a loan with an existing MCC, but not with an MMP first mortgage.</i></p> <p>B: 893/P: 707 – MCC REISSUES – MCC ONLY</p>