

**Directive 2025-11**

**August 18, 2025**

**TO: ALL PARTICIPATING LENDERS**

**SUBJECT: REOPENING OF THE MONTGOMERY HOMEOWNERSHIP PROGRAM (X)**

The Maryland Mortgage Program is pleased to announce the reopening of the Montgomery Homeownership Program (in its 10<sup>th</sup> year) effective 8/18/2025. Reservations will be accepted until the funds are fully committed. When the funding is running out and as the end of the program nears, reservations availability status will be posted weekly on the rate sheet and an announcement will be posted on Lender Online.

**Highlights of the Montgomery Homeownership Program include:**

- Montgomery Homeownership Program second lien will be a zero percent deferred DPA loan which becomes repayable upon refinance, transfer or sale of the home, or other payoff of the first mortgage.
- Maximum DPA loan will be 40% of borrower 1003 income, up to a maximum of \$25,000. DPA funds may be used for down payment and/or closing costs.
- Partner Match Programs – No matching funds provided. External assistance (such as other partner funds that don't require a match) may be utilized as long as it meets insurer/investor/servicer guidelines.

The fact sheet is listed with the other program fact sheets on this page: [Program Fact Sheets](#)

This product is different from the MEDPAL product. A comparison of the two MMP Montgomery County products is on the Montgomery County page: [Montgomery County Specialty Products](#). MEDPAL is still open and active.

As always, we appreciate your continued participation in our programs. If you have any questions concerning this Directive or suggestions for improvements, please email [singlefamilyhousing.dhcd@maryland.gov](mailto:singlefamilyhousing.dhcd@maryland.gov).

Thank you,  
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