MARYLAND MORTGAGE PROGRAM

FACT SHEET: FIRST HOMES FOR FIRST RESPONDERS AND TEACHERS

PURPOSE

This is a $50 million (first mortgage) initiative of the state of Maryland to recognize and appreciate Maryland's first responders (EMTs, firefighters, and police officers) and teachers by offering a first mortgage loan that is half a percent (50 basis points) lower interest rate than the other MMP First Time Advantage 5% Loan product. It comes with a 5% Down Payment and Closing Cost Assistance loan at a 0% interest rate, deferred payment, repayable when the first mortgage ends (by sale, refinance, etc.). This product is only available for first time homebuyers.

START DATE

September 4, 2026.

DOWNPAYMENT & CLOSING COST ASSISTANCE (DPA) LOAN

The First Homes for First Responders and Teachers includes a 0% interest, 30 year deferred loan of 5% (of the first mortgage total loan amount) as the second lien. The assistance loan is to be used for the down payment and/or closing costs of the home purchase.

The loan available for this product is strictly 5% and no higher or lower percentages are allowed.

Funding: As with all MMP DPA, the lender will advance the assistance loan funds at closing, and the Community Development Administration (CDA) will reimburse the lender after the loan is purchased by US Bank (see Directive 2018-16).

(Reminder: CDA assistance programs cannot be used with conventional financing for purchase of a DHCD-owned REO.)

PARTNER MATCH PROGRAM AND REFINANCING PRODUCTS

The DPA loan under this initiative cannot be combined with matching funds from the DPA Partner Match programs. However, the DPA can be combined with any available external assistance from employers, builders, developers, local jurisdictions, etc. that meets established agency and loan servicer guidelines.

INTEREST RATE

This product has specifically designated interest rates. They will be included in the Interest Rate Notification and published on the MMP website, every business day.

ELIGIBLE BORROWERS

This product requires a standard written Verification of Employment (VOE) with detailed income information or an Income and Employment Verification Report from an agency-approved third party vendor.

The first responders under this program are identified as:

FIRST RESPONDERS

Borrowers employed full-time by a public safety agency, fire department, and ambulance service; examples include Certified Emergency Medical Technician (EMT), Certified Paramedic, Firefighter (including volunteer) and Police Officers.

- **Firefighter/ EMT/Certified Paramedic** is defined as: full-time employee of a fire department, hospital or ambulance service and whose regular duties include fire suppression or prevention and/or emergency medical response documented by a valid firefighter or EMT certification card if VOE doesn't clarify position.

- **Volunteer Firefighters** may qualify with documentation evidencing volunteer status with the local municipality for a minimum of 12 of the most recent/current 12 months (i.e. Letter from Municipality).
- A **Police Officer** commissioned as a law enforcement officer by a federal, state, county, municipal, township government, a public/private college or university and actively.
- A **Rescue Squad** member.
- A sworn member of the **Office of the State Fire Marshal**.
- A **9–1–1** specialist.

TEACHERS
These prospective homebuyers must be employed full time by an accredited or state recognized public school, private school or vocational school as a state certified classroom teacher or school counselor for grades pre-K-12. Eligible applicants to provide the appropriate teaching license (MSDE) if the VOE does not clarify position, and school accreditation documentation when needed.

GENERAL BORROWERS ELIGIBILITY
All Maryland Mortgage Program purchase products require homebuyers to take a Homebuyer Education class. An education class may be any class approved by HUD, Fannie Mae or Freddie Mac, as applicable, including an online class. (Homebuyer Education | Maryland Mortgage Program).

Please refer to the underwriting guidelines for US Bank, VA, USDA, FHA & the GSEs in addition to any MMP guidelines.

At least one borrower must be actively employed in MD as a First Responder or Teacher as defined above. We will also accept applicants who are moving their employment from outside Maryland to Maryland, i.e. they have a signed non-contingent contract/offer letter with an eligible Maryland employer.

FIRST-TIME HOMEBUYER REQUIREMENT
This product is available to first time homebuyers in Maryland following guidelines as per the MMP Compliance Manual.

All other rules relating to Maryland Mortgage Program loans (see Maryland Mortgage Program 30-Year fact sheet at MMP Standard Fact Sheet) apply except where specifically noted in this document.

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

For more information, please visit:

mmp.maryland.gov or call 1-800-756-0119

MARYLAND
MORTGAGE PROGRAM
Making Homeownership Affordable