Maryland
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

# INTEREST RATES

**Friday, November 6, 2026**
**10:00 AM**

***MHP PROGRAM:*** ***There is a partial (0.30) reservation remaining.***
***MEDPAL PROGRAM:*** ***There are five and one half (5.5) reservations remaining.***
***HOMEABILITY PROGRAM:*** ***There is a partial (0.47) reservation remaining.***
*(The above programs are closed in Lender Online, Lenders should email singlefamilyhousing.dhcd@maryland.gov for new reservations)*

**Weekly Asset Test Rate:**

| | | | |
|---|---|---|---|
| **Conv** | 7.250 | % | Please note: File submission review takes up to 3 business days, at all stages. |
| **Govt** | 7.000 | % | Conditions add an additional 3 business days per submission |

## MMP 1ST TIME ADVANTAGE

*Must be **FIRST-TIME** homebuyer*

### 1st Time Advantage Direct

*No MMP DPA*

| | |
|---|---|
| FNMA Conv | 7.125% |
| FHLMC Conv | 7.125% |
| Gov - Including FHA Limited 203(k) | 7.125% |

### 1st Time Advantage 6000

*Comes with a $6,000 DPA Loan/*
*May utilize Partner Match if applicable*

| | |
|---|---|
| FNMA Conv | 7.625% |
| FHLMC Conv | 7.625% |
| Gov - Including FHA Limited 203(k) | 7.375% |

### 1st Time Advantage 3% Loan

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

| | |
|---|---|
| FNMA Conv | 7.625% |
| FHLMC Conv | 7.625% |
| Gov - Including FHA Limited 203(k) | 7.375% |

### 1st Time Advantage 4% Loan

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

| | |
|---|---|
| FNMA Conv | 7.750% |
| FHLMC Conv | 7.750% |
| Gov - Including FHA Limited 203(k) | 7.500% |

### 1st Time Advantage 5% Loan

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

| | |
|---|---|
| FNMA Conv | 7.875% |
| FHLMC Conv | 7.875% |
| Gov - Including FHA Limited 203(k) | 7.625% |

### MMP-UPLIFT 5% Loan

*Provides financing for qualified borrowers purchasing eligible UPLIFT properties. Comes with a DPA loan equal to 5% of the total first mortgage.*
**ONLY AVAILABLE TO UPLIFT PROPERTIES.**

| | |
|---|---|
| FNMA Conv | 7.375% |
| FHLMC Conv | 7.375% |
| Gov | 7.125% |

### First Homes for First Responders and Teachers

NEW

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

| | |
|---|---|
| FNMA Conv | 7.375% |
| FHLMC Conv | 7.375% |
| Gov - Including FHA Limited 203(k) | 7.125% |

### HomeStart 6% Loan

*For borrowers with Income ≤50% AMI*
*Comes with a DPA loan equal to 6% of the total first mortgage*

| | |
|---|---|
| FNMA Conv | 7.500% |
| FHLMC Conv | 7.500% |
| Gov - Including FHA Limited 203(k) | 7.375% |

## MMP FLEX

*Can be **REPEAT** or **FIRST-TIME** homebuyer*

### Flex Direct

*No MMP DPA*

| | |
|---|---|
| FNMA Conv | 7.500% |
| FHLMC Conv | 7.500% |
| Gov - Including FHA Limited 203(k) | 7.500% |

### Flex 6000

*Comes with a $6,000 DPA Loan/*
*May utilize Partner Match if applicable*

| | |
|---|---|
| FNMA Conv | 8.000% |
| FHLMC Conv | 8.000% |
| Gov - Including FHA Limited 203(k) | 7.750% |

### Flex 3% Loan

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

| | |
|---|---|
| FNMA Conv | 8.000% |
| FHLMC Conv | 8.000% |
| Gov - Including FHA Limited 203(k) | 7.750% |

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## Specialty Loans

**Maryland SmartBuy**
*For first-time homebuyers with student debt. Conventional Only.*
***Three DPA Options Available.***

| | | |
|---|---|---|
| FNMA Conv | No DPA | 7.625% |
| FHLMC Conv | No DPA | 7.625% |
| FNMA Conv | 6000 | 7.625% |
| FHLMC Conv | 6000 | 7.625% |
| ***For first-time homebuyers with ≤ 50% AMI*** | | |
| FNMA Conv | 6% | 7.500% |
| FHLMC Conv | 6% | 7.500% |

**97% LTVConventional Refinance Program**
*Existing MMP DPA may be subordinated*

| | |
|---|---|
| FNMA Conv | 8.250% |
| FHLMC Conv | 8.250% |

***Disclaimer:*** *The terms and conditions are subject to change until the lender locks the loan in Lender Online. A potential borrower should contact an approved lender for further loan information (see https://mmp.maryland.gov for a list of approved lenders). In connection with the Maryland Mortgage Program, the Maryland Department of Housing & Community Development makes no promises, representations or warranties to any party, including any borrower, about the actual benefit a Maryland Mortgage loan might provide in specific situations. Each borrower's situation is different, and potential borrowers should seek the advice of a financial advisor, attorney or housing counselor before entering into any loan transaction.*

***The Annual Percentage Rates (APR)***

*The above rates are subject to change, daily or more frequently. Please contact a participating lender for further details on the APR. Conventional rates cover conventional insured and uninsured loans.*

*The Annual Percentage Rates (APRs) quoted on the linked page https://mmp.maryland.gov/media/442 represent a typical 30-year fixed rate conventional insured loan on a $200,000 home with the required 3% minimum down payment. The APRs are based on the total amount of interest calculated at the interest rate over the life of the loan, plus Prepaid Finance Charges and the total amount of any required mortgage insurance charges over the life of the loan. Mortgage insurance charges are based on an annualized rate for mortgage insurance of .85% which is consistent with an HFA preferred rate for a loan at a 97% LTV. Prepaid Finance Charges include items paid at or before settlement, as permitted by regulation and law, such as loan origination fees, commitment or discount fees (points), and adjusted interest.* ***This is only an example and the APR may vary from lender to lender*** *depending on the particular circumstances including loan amount, down payment and final transaction costs. The APR for a conventional uninsured loan (less than or equal to 80% LTV) will be different than the APR for a conventional insured loan. VA APR quoted represent a typical 30-year fixed rate VA-guaranteed loan on a $200,000 home with no down payment plus a financed 2.15% VA funding fee. FHA APR calculation includes 3.5% down payment on a $200,000 sales price. UFMIP remains at 1.75% and Annual Renewal premiums are .85%. Annual renewals remain in place for the full term of the loan.*