Maryland
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

INTEREST RATES

Monday, September 14, 2026
10:00 AM

MONTGOMERY HOMEOWNERSHIP PROGRAM: **This program is closed for reservations.**

Weekly Asset Test Rate:

Conv	7.125	%	Please note: File submission review takes up to 3 business days, at all stages.
Govt	6.750	%	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)	6.750%

1st Time Advantage 6000

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

FNMA Conv	7.375%
FHLMC Conv	7.375%
Gov - Including FHA Limited 203(k)	7.000%

1st Time Advantage 3% Loan

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

FNMA Conv	7.375%
FHLMC Conv	7.375%
Gov - Including FHA Limited 203(k)	7.000%

1st Time Advantage 4% Loan

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

FNMA Conv	7.500%
FHLMC Conv	7.500%
Gov - Including FHA Limited 203(k)	7.125%

1st Time Advantage 5% Loan

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

FNMA Conv	7.625%
FHLMC Conv	7.625%
Gov - Including FHA Limited 203(k)	7.250%

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	7.125%
FHLMC Conv	7.125%
Gov	6.750%

First Homes for First Responders and Teachers

NEW

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

FNMA Conv	7.125%
FHLMC Conv	7.125%
Gov - Including FHA Limited 203(k)	6.750%

HomeStart 6% Loan

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

FNMA Conv	7.250%
FHLMC Conv	7.250%
Gov - Including FHA Limited 203(k)	7.000%

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)	7.125%

Flex 6000

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

FNMA Conv	7.750%
FHLMC Conv	7.750%
Gov - Including FHA Limited 203(k)	7.375%

Flex 3% Loan

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

FNMA Conv	7.750%
FHLMC Conv	7.750%
Gov - Including FHA Limited 203(k)	7.375%

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Specialty Loans

Montgomery Employee Down Payment Assistance Loan

MEDPAL is for first-time homebuyers looking to purchase a home in Montgomery County. Must be employed by certain departments in the county in order to qualify. Comes with a $50,000 DPA loan.
Separate Income Limits apply (click here).

FNMA Conv	7.625%
FHLMC Conv	7.625%
Gov - Including FHA Limited 203(k)	7.250%

Maryland SmartBuy

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

FNMA Conv	No DPA	7.375%
FHLMC Conv	No DPA	7.375%
FNMA Conv	6000	7.375%
FHLMC Conv	6000	7.375%
For first-time homebuyers with ≤ 50% AMI		
FNMA Conv	6%	7.250%
FHLMC Conv	6%	7.250%

Maryland HomeAbility

For first-time homebuyers with disability. Special Income Limits apply.

FNMA Conv	7.375%
FHLMC Conv	7.375%

97% LTVConventional Refinance Program

Existing MMP DPA may be subordinated

FNMA Conv	8.000%
FHLMC Conv	8.000%

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.*