



# Information Packet





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[mmp.maryland.gov](http://mmp.maryland.gov)

*Information provided in the Information Packet is accurate as of the date of printing.  
However, some information is subject to change, and borrowers should talk to an  
MMP approved lender before making decisions based on the document.*



# INTRODUCTION

## Is the Maryland Mortgage Program right for me?

Buying a home is a big deal. For Marylanders just like you, it may be the single largest purchase you make, and will impact your family’s life for years to come. Becoming a homeowner means stability, greater control over how you live, and the potential for building wealth and equity for your family’s future.

You may have heard about the Maryland Mortgage Program (MMP) from a friend or a neighbor, from an ad you saw on a bus or from a flyer you picked up at an event, and now you’re wondering if this program can help you move into a home of your own.

The Maryland Mortgage Program is a home loan program that’s safe, secure and right for many Marylanders, with several important features:



### **HOMEBUYER EDUCATION**

Community-base homebuyer classes to help you understand the homebuying process.

#### **WHY**

To give you the confidence and knowledge you need to make the right decisions.



### **DOWN PAYMENT & CLOSING COST ASSISTANCE**

Generous interest-free, deferred loans to help you pay down settlement expenses.

#### **WHY**

To help you get into your home faster, and start building equity now.



### **30-YEAR FIXED RATE**

Competitive interest rates, locked in for 30 years.

#### **WHY**

So you know your repayments today, tomorrow, and for the life of your loan.



## DOWN PAYMENT & CLOSING COST ASSISTANCE

### Down Payment & Closing Cost Assistance

The Maryland Mortgage Program provides significant support to homebuyers through Down Payment Assistance and Partner Match Programs, helping Marylanders who can sustainably afford the month-to-month costs of homeownership overcome upfront financial barriers associated with down payments and settlement expenses.

### MMP Down Payment Assistance from DHCD

Homebuyers that are eligible for a Maryland Mortgage Program home loan are also eligible for a Down Payment Assistance Loan of up to \$5,000 to help cover the upfront costs of down payments and other settlement costs, such as title fees, appraisals, mortgage insurance premiums, hazard insurance and others. This loan is provided to borrowers at 0% interest, and repayment (in full) is deferred to payoff, sale, transfer or refinancing of the property.

To learn more about Down Payment Assistance, go to <https://mmp.maryland.gov/pages/downpayment.aspx>.

### Partner Match Loans from DHCD

In addition to regular Down Payment Assistance, MMP borrowers may also be able to receive financial assistance from other organizations to help them purchase a home. This financial assistance may be provided in any form (e.g. grant, loan or other) at the discretion of the contributing organization.

Many of these organizations are Partners with DHCD in supporting homeownership through the MMP Partner Match Programs. Partner Match Programs will match the combined contributions of the partner organizations up to a maximum of \$2,500, which gets added to the regular DPA 0%, deferred loan.

The three Partner Match initiatives are:

**House Keys 4 Employees (HK4E)** – participating organizations are employers that provide financial support as an employment benefit for employees to purchase a home. The list of participating employers can be found on the MMP website at <http://mmp.maryland.gov/Pages/Partner-Employers.aspx>. For homebuyers that receive support through HK4E, an additional \$1,000 (0% deferred loan) is available through Smart Keys 4 Employees (SK4E) if the purchased property is located in a Priority Funding Area AND the property is close to the borrower's place of employment (defined as being either within the same jurisdiction as the place of employment or within 10 miles).

**Builder/Developer Incentive Program (BDIP)** – participating organizations are builders and developers that provide financial support to purchase or build their homes. Participating firms can be found on the MMP website at <http://mmp.maryland.gov/Pages/Builders-and-Developers.aspx>.

**Community Partner Incentive Program (CPIP)** – participating organizations are foundations, nonprofit organizations and local governments that support affordable homeownership opportunities by providing financial assistance. Participating organizations can be found on the MMP website at <http://mmp.maryland.gov/Pages/Community-Organizations.aspx>.



# ELIGIBILITY

Many people throughout Maryland are eligible to apply for a home loan and down payment assistance through the Maryland Mortgage Program. The following criteria must be met for a borrower or co-borrowers to be eligible:

1	FIRST-TIME HOMEBUYERS	MMP borrowers must be First-Time Homebuyers, which are defined as individuals who have not owned a home for at least three years. Exceptions to this include borrowers who are purchasing a home in a Targeted Area (see Section 7 - Eligible Locations of Properties for a description of Targeted Areas), and Military Veterans, who may use a one-time exemption from First Time Homebuyer requirements with submission of Form DD-214.
2	HOUSEHOLD INCOME LIMITS	There are upper limits that apply to applicants total household income. The exact limit depends on the size of the household and the Maryland location where the property is being purchased. Refer to the "Income and Purchase Price Limits" table on the following page, or at the link below, for details of these limits by household size and location.  <a href="http://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx">http://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx</a>
3	PROPERTY AS PRIMARY RESIDENCE	The purchased property must be for the borrower to live in as their primary residence – an MMP loan cannot be used for the purchase of an investment property or a house for someone else to live in. Borrowers may not own any other real property at the time of settlement.
4	COMPLETION OF HOMEBUYER EDUCATION	All borrowers must complete a Homebuyer Education class – in some counties this needs to be done before a contract is signed on a house. An MMP approved lender can help borrowers identify any special homebuyer education requirements in a jurisdiction where a property is being purchased. The MMP website has details of Homebuyer Education classes available by region at <a href="http://mmp.maryland.gov/Pages/Homebuyer-Education-Classes.aspx">http://mmp.maryland.gov/Pages/Homebuyer-Education-Classes.aspx</a>
5	SOME PROPERTY RESTRICTIONS APPLY	New construction homes, or properties less than one year old, can only be purchased with an MMP loan if they are within a Priority Funding Area. Eligible properties are single-family, one-unit residences, including townhomes, detached or semi-detached homes. Condominiums that are on the approved list for FHA or FNMA (whichever is applicable) are eligible except for when purchased with conventional loans with an LTV over 95%. Second homes, rental properties and manufactured homes are not eligible properties under MMP.
6	LIQUID ASSETS	Limits apply to the amount of liquid assets a borrower may have. An MMP approved lender will apply an Asset Test for borrowers whose liquid assets equal or exceed 20% of the purchase price of the property to help determine eligibility.

Being eligible for the Maryland Mortgage Program doesn't automatically mean that an applicant will be approved for a home loan. Standard underwriting practices apply, which means that a loan officer will consider a range of factors when determining whether funds can be borrowed to purchase a home and how much can be borrowed. Factors like income and current debt, employment status and credit history will be considered, and an MMP approved lender will collect and submit documentation on these factors to support an application for a mortgage.



# INCOME & PURCHASE PRICE LIMITS

County / City	Targeted Area	Household Size	Income Limits		Maximum Acquisition Costs	
			Non-Targeted	Targeted	Non-Targeted	Targeted
Allegany	Yes	1 or 2		\$108,600		
		3 or more		\$126,700		\$289,705
Anne Arundel	Partial	1 or 2	\$107,520	\$108,600	\$429,620	\$525,091
		3 or more	\$125,440	\$126,700		
Baltimore City	Yes	1 or 2		\$108,600		\$525,091
		3 or more		\$126,700		
Baltimore County	Partial	1 or 2	\$107,520	\$108,600	\$429,620	\$525,091
		3 or more	\$125,440	\$126,700		
Calvert	No	1 or 2	\$131,040		\$429,620	
		3 or more	\$152,880			
Caroline	Yes	1 or 2		\$108,600		\$289,705
		3 or more		\$126,700		
Carroll	No	1 or 2	\$107,520		\$429,620	
		3 or more	\$125,440			
Cecil	No	1 or 2	\$90,500		\$346,601	
		3 or more	\$104,075			
Charles	No	1 or 2	\$131,040		\$429,620	
		3 or more	\$152,880			
Dorchester	Yes	1 or 2		\$108,600		\$289,705
		3 or more		\$126,700		
Frederick	Partial	1 or 2	\$131,040	\$131,040	\$429,620	\$525,091
		3 or more	\$152,880	\$152,880		
Garrett	Yes	1 or 2		\$108,600		\$316,177
		3 or more		\$126,700		
Harford	Partial	1 or 2	\$107,520	\$108,600	\$429,620	\$525,091
		3 or more	\$125,440	\$126,700		
Howard	No	1 or 2	\$107,520		\$429,620	
		3 or more	\$125,440			
Kent	Yes	1 or 2		\$108,600		\$339,391
		3 or more		\$126,700		
Montgomery	Partial	1 or 2	\$131,040	\$131,040	\$429,620	\$525,091
		3 or more	\$152,880	\$152,880		
Prince George's	Partial	1 or 2	\$131,040	\$131,040	\$429,620	\$525,091
		3 or more	\$152,880	\$152,880		
Queen Anne's	No	1 or 2	\$107,520		\$429,620	
		3 or more	\$125,440			
St. Mary's	No	1 or 2	\$99,900		\$331,463	
		3 or more	\$114,885			
Somerset	Yes	1 or 2		\$108,600		\$361,611
		3 or more		\$126,700		
Talbot	No	1 or 2	\$90,500		\$334,125	
		3 or more	\$104,075			
Washington	Partial	1 or 2	\$90,500	\$108,600	\$258,691	\$316,177
		3 or more	\$104,075	\$126,700		
Wicomico	Partial	1 or 2	\$90,500	\$108,600	\$295,863	\$361,611
		3 or more	\$104,075	\$126,700		
Worcester	No	1 or 2	\$90,500		\$301,829	
		3 or more	\$104,075			

Income limits for an RHS-guaranteed loan are the LESSER of the Maryland Mortgage Program Income Limits referenced above or the RHS Guaranteed Housing Program Income Limits.



# HOMEBUYER EDUCATION

Completing a Homebuyer Education class is a necessary part of becoming eligible for an MMP loan and Down Payment Assistance. Lenders are required to include a copy of your Homebuyer Education Completion Certificate in your loan application. Many Homebuyer Education class providers are listed on the following page, but other options (online classes) may be available in most counties.

Note that there are special requirements for Homebuyer Education for borrowers seeking to purchase a home using the Maryland Mortgage Program in some jurisdictions, as described in the table below.

<p>ANNE ARUNDEL COUNTY (Does not include City of Annapolis)</p>	<p>Homebuyer Education must be provided by a HUD-Approved housing counseling agency</p> <p>The borrower must complete a Homebuyer Education course that includes at least eight hours of education on credit, budget, savings, the settlement process, and mortgage products.</p>
<p>BALTIMORE CITY</p>	<p>First-Time Homebuyers (see "Definitions" below) must complete Homebuyer Education with an organization approved by Baltimore City, and obtain a certificate of completion BEFORE ENTERING INTO A CONTRACT OF SALE to purchase a home.</p> <p>Move-Up Homebuyers (see "Definitions" below) must complete Homebuyer Education with an organization approved by Baltimore City, and obtain a certificate of completion BEFORE CLOSING.</p>
<p>BALTIMORE COUNTY</p>	<p>Homebuyer Education must be received from one of the following agencies:</p> <ul style="list-style-type: none"> <li>- Diversified Housing Development</li> <li>- Harbel Housing Partnership Program</li> <li>- Neighborhood Housing Services of Baltimore Inc.</li> <li>- Southeast CDC</li> </ul> <p>Workshop and individual counseling must be completed and a certificate of completion received BEFORE THE BORROWER ENTERS INTO A CONTRACT OF SALE to purchase a home.</p>
<p>HARFORD COUNTY</p>	<p>Homebuyer Education must include a minimum of two hours of one-on-one, face-to-face counseling and three hours of workshop counseling conducted by a HUD-approved housing counseling agency or by a lender that uses the services of a mortgage insurer with an established education/counseling program.</p>

*Definitions - A "First-Time Homebuyer" is defined as someone who has not owned a principal residence in the last three years. A "Move-Up Homebuyer" is someone who has owned a principal residence in the last three years, and is purchasing a new home. To qualify for Maryland Mortgage Program loan products, Move-Up Homebuyers must sell their currently-owned residential property before purchasing their new home.*



# HOME BUYER EDUCATION

## WESTERN MARYLAND

*(Allegany, Frederick, Garrett and Washington counties)*

### ★Cumberland Neighborhood Housing Services, Inc.

400 N. Mechanic Street  
Cumberland MD 21502  
301-722-6958

### ★Frederick Community Action Agency

100 S. Market Street  
Frederick, MD 21701  
301-600-1506

### ★Garrett County Community Action Committee, Inc.

104 E. Center Street  
Oakland, MD 21550  
301-334-9431

### ★Hagerstown Home Store

21 East Franklin Street  
Hagerstown, MD 21740  
301-797-0900

### Interfaith Housing Alliance, Inc.

731 N. Market Street  
Frederick MD 21701  
800-836-6088

### ★Washington County Community Action Council, Inc.

101 Summit Avenue  
Hagerstown, MD 21740  
301-797-4161

## SOUTHERN MARYLAND

*(Calvert, Charles and St. Mary's counties)*

### ★Southern Maryland Tri-County Community Action Committee, Inc.

8383 Leonardtown Road  
Hughesville, MD 20637  
301-274-4474 ext. 262

## GREATER WASHINGTON

*(Montgomery and Prince George's counties)*

### ★Asian-American Homeownership Counseling, Inc. (AAHC)

12320 Parklawn Dr., #239  
Rockville, MD 20852  
301-760-7636  
Bi-lingual (Korean, Chinese, Vietnamese & Spanish)

### ★Greater Washington Urban League

6200 Baltimore Avenue, Suite 303  
Riverdale, MD 20737  
301-985-3519

### ★HomeFree-USA

3401A E. West Hwy.  
Hyattsville, MD 20782  
301-891-8400

### Housing & Community Initiatives, Inc.

444 N. Frederick Avenue, Suite 305  
Gaithersburg, MD 20877  
301-590-2765

### ★Housing Initiative Partnership, Inc.

6525 Belcrest Road, Suite 555  
Hyattsville, MD 20782  
301-699-3835  
(Spanish)

### ★Housing Options and Planning Enterprises, Inc. (HOPE)

6188 Oxon Hill Road, Suite 700  
Oxon Hill MD 20745  
301-567-3330

### ★Kairos Development Corp.

5601 Old Branch Avenue  
Camp Springs, MD 20746  
301-899-1180

### ★Latino Economic Development Center

11002 Veirs Mill Rd. Suite 503  
Wheaton, MD 20902 (Spanish)  
202-540-7431

### ★Money Management International

15847 Crabbs Branch Way  
Rockville, MD 20855  
866-515-2227

### ★Roots, of Mankind Corp.

4273 Branch Avenue, Suite 205  
Temple Hills, MD 20748  
301-899-6800

### ★Sowing Empowerment and Economic Development, Inc. (SEED)

6201 Riverdale Road, #200  
Riverdale, MD 20737  
301-458-9808

### ★Unity Economic Development Corp.

5801 Allentown Road, Suite 309  
Suitland, MD 20746  
301-505-0331

## EASTERN SHORE

*(Caroline, Cecil, Dorchester, Kent, Queen Anne's, Somerset, Talbot, Wicomico and Worcester counties)*

### ★Cecil County Housing Agency

200 Chesapeake Blvd.  
Suite 1800  
Elkton, MD 21921  
410-996-8216

### Delmarva Community Services, Inc.

435 High Street  
Cambridge, MD 21613  
410-901-2991 ext. 14

### ★The Maryland Rural Development Corp.

101 Cedar Lane, PO Box 739  
Greensboro, MD 21639  
410-479-3566 ext. 12  
(French)

### ★Salisbury Neighborhood Housing Service, Inc.

400 Snow Hill Road  
Salisbury, MD 21804  
410-543-4626

### ★Shore Up! Inc.

520 Snow Hill Road  
Salisbury, MD 21804  
410-749-1142 ext. 307

## Talbot County Dept. of Housing

11 N. Washington Street  
Easton, MD 21601  
410-770-6821

### Visions America Community Development Corporation

401 Washington Street  
Cambridge, MD 21613  
410-901-9131

## CENTRAL MARYLAND

*(Anne Arundel, Carroll, Harford and Howard counties)*

### ★Anne Arundel County Economic Opportunity Committee

251 West Street  
Annapolis, MD 21401-1951  
410-626-1900 ext. 1018  
(Spanish)

### ★Arundel Community Development Services, Inc.

2666 Riva Road, Suite 210  
Annapolis, MD 21401  
410-222-7608  
(Spanish)

### City of Westminster Office of Housing and Community Development

56 West Main Street  
Westminster, MD 21157  
410-848-2261  
(Westminster residents only)

### ★Harford County Housing Agency

15 S. Main Street, Suite 106  
Bel Air, MD 21014  
410-638-3045  
(Spanish)

### ★Home Partnership, Inc.

Rumsey Towers Bldg.  
626 Towne Center Drive, Suite 301  
Joppatowne, MD 21085  
410-679-3200

### Howard County Office of Housing and Community Development

6751 Columbia Gateway Drive  
Columbia, MD 21046  
410-313-6318

## GREATER BALTIMORE

*(Baltimore County and Baltimore City)*

### ★Belair-Edison Neighborhoods, Inc.

3412 Belair Road  
Baltimore, MD 21213  
410-485-8422

### ★Comprehensive Housing Assistance, Inc.

5721 Park Heights Avenue  
Baltimore, MD 21215  
410-466-1990 ext. 0

### ★The Development Corp. of Northwest Baltimore

3521 W. Belvedere Avenue  
Baltimore, MD 21215  
410-578-7190 ext. 0

### ★CCCS of MD & DE

757 Frederick Rd.  
Baltimore, Md. 21228  
Phone 800-640-2227 ext. 3050

### ★Diversified Housing Development

8025 Liberty Road  
Windsor Mill, MD 21244  
410-496-1214

### ★Druid Heights CDC

2140 McCulloh Street  
Baltimore, MD 21217  
410-523-1350

### ★Eastside Community Development Corp., Inc.

Atrium Offices at Eastpoint Mall  
7835 Eastern Avenue, Suite 302  
Baltimore, MD 21224  
410-284-9861

### ★Garwyn Oaks Housing Resource Center

2300 Garrison Blvd., Suite 270  
Baltimore, MD 21216  
410-947-0084

### ★Greater Baltimore Urban League

512 Orchard Street  
Baltimore, MD 21201  
410-523-8150 ext. 221

### ★Harbel Housing Partnership

5807 Harford Road  
Baltimore, MD 21214  
410-444-9152

### ★Making Choices for Independent Living, Inc.

3011 Montebello Terrace  
Baltimore, MD 21214  
410-444-1400  
(For disabled borrowers only)

### ★Neighborhood Housing Services of Baltimore, Inc.

819 Park Avenue  
Baltimore, MD 21201  
410-327-1200

### ★Neighborhood Housing Services of Baltimore, Inc.

4115 Frederick Avenue  
Baltimore, MD 21229  
410-464-0461

### ★Park Heights Renaissance, Inc.

3939 Park Heights Avenue  
Suite 268  
Baltimore, MD 21215  
410-664-4890

### Reservoir Hill Improvement Council, Inc.

2001 Park Avenue  
Baltimore, MD 21217  
410-225-7547

### ★Southeast CDC

3323 Eastern Avenue,  
Suite 200  
Baltimore, MD 21224  
410-342-3234 x21

### ★St. Ambrose Housing Aid Center

321 East 25th Street  
Baltimore, MD 21218  
410-366-8550 ext. 221

★ HUD approved housing counseling Homebuyer Education agency as of 4/1/15

◆ Only Homebuyer Education identified with this mark is approved for borrower requesting DPA and/or a Partner Match Program loan on property located in Baltimore County.

● Only Homebuyer Education identified with this mark is approved for borrower receiving funds from a Baltimore City program.