

Local Down Payment Assistance and Grant Programs - Maryland

Arundel Community Development Services Mortgage Assistance Program (MAP)

Max Assistance: Up to \$40,000

Terms: Deferred loan 30 year term, not forgiven, 0% interest; or due on sale

Eligible Areas: Property must be located in Anne Arundel County

Eligibility: FNMA, FHLMC, FHA

Notes: None

Baltimore City Employee Homeownership Program

Max Assistance: \$5,000 or \$10,000

Terms: Forgiven loan 5 year term at 20% per year; or due on sale

Eligible Areas: Property must be located in Baltimore City

Eligibility: FNMA, FHLMC, FHA, RD, VA*; Borrower must be Full-Time employee for min 6 months of the City or Quasi-City agency

Notes: For a limited time employees purchasing in 205 of the City's most affordable neighborhoods will receive a doubled incentive of \$10,000; Does not have to be FTHB and no income limits; Program will go in 2nd and 3rd lien position; Deed restriction-terminates; *VA approval on case by case basis

Baltimore City Live Near Your Work Incentive Program

Max Assistance: Match Program up to \$2,500: Assistance Amount based on Employer

Terms: True Grant/No Repayment

Eligible Areas: Property must be located in Baltimore City

Eligibility: FNMA, FHLMC, FHA, RD, VA; Employer must participate in the program

Notes: None

Buying Into Baltimore

Max Assistance: \$5,000

Terms: Forgiven loan 5 year term; or due on sale

Eligible Areas: Property must be located in Baltimore City

Eligibility: FNMA, FHLMC, FHA, RD, VA

Notes: Lottery program that requires borrower attend a scheduled tour that happens 3 times a year and have counseling cert, contract executed date of event or later and valid Trolley Tour ticket; Lottery occurs 10 days after Trolley event; No income limits or FTHB requirement

Charles County Settlement Expense Loan Program (SELP)

Max Assistance: Up to \$6,000

Terms: Deferred loan, not forgiven, 5% interest first year only, due on sale

Eligible Areas: Property must be located in Charles County

Eligibility: FNMA, FHLMC, FHA, RD, VA; Borrower/Head of household must be County resident or work in County for the last 3 years with minimum 32 hours/week

Notes: Loan accrues interest of 5% in the first year only then deferred; New construction is not allowed

City of Baltimore First-Time Homebuyers Incentive Program

Max Assistance: Up to \$25,000

Terms: Forgiven loan, 5 year term at 20% per year; or due on sale

Eligible Areas: Property must be located in Baltimore City

Eligibility: FNMA, FHLMC, FHA, RD, VA

Notes: Assistance is \$10,000; if property is in "Impact Investment Areas" may receive additional \$10,000. A \$5,000 bonus is available for household with disability

City of Hagerstown City-Wide Down Payment Program

Max Assistance: Up to \$7,500

Terms: Forgiven loan 5 year term; or due on sale

Eligible Areas: Property must be located within City of Hagerstown's corporate limits

Eligibility: FNMA, FHLMC, FHA, RD, VA

Notes: No income restrictions; Borrower does not have to be FTHB

Direct Homeownership Assistance Program

Max Assistance: Up to \$5,000

Terms: Forgiven loan 5 year term; or due on sale

Eligible Areas: Property must be located in Baltimore City

Eligibility: FNMA, FHLMC, FHA, RD, VA*

Notes: Program may only be used with the City of Baltimore CDBG Program; Must have household member with disability OR buying home they have rented for at least 6 months

Dundalk Renaissance Home Buyer Program

Max Assistance: Up to \$10,000

Terms: Forgiven loan 5 year term; or due on sale

Eligible Areas: Property must be located in census tracts 21222 or 21224 (Dundalk, MD)

Eligibility: FNMA, FHLMC, FHA, RD, VA*

Notes: Borrower does not have to be FTHB

Frederick County Homebuyer Assistance Program

Max Assistance: Up to \$12,000

Terms: Deferred loan, not forgiven, 0% interest due on sale

Eligible Areas: Property must be located in Frederick County

Eligibility: FNMA, FHLMC, FHA, RD, VA*; Borrower must currently live or work in Frederick County

Notes: 50% AMI - \$12,000; 51-80% AMI - \$10,000

Go Northwest Howard Park Down Payment and Closing Cost Program

Max Assistance: Up to \$7,500

Terms: Forgivable 5 year grant

Eligible Areas: Property must be located in Callaway-Garrison, Hanlon, Ashburton, Garwyn Oaks and Howard Park

Eligibility: FNMA, FHLMC, FHA, RD, VA*

Notes: Borrower does not have to be FTHB; Administered by Healthy Neighborhoods

Harford County Settlement Expense Loan Program (SELP)

Max Assistance: Up to \$20,000 dependent on property location

Terms: Deferred loan, not forgiven, 0% interest due on sale

Eligible Areas: Property must be located in Harford County

Eligibility: FNMA, FHLMC, FHA, RD, VA*

Notes: None

Howard County DreamMaker SDLP

Max Assistance: Up to \$15,000

Terms: Deferred loan, not forgiven, term same as 1st, rate 2% below 1st; or due on sale

Eligible Areas: Property must be located in Howard County

Eligibility: FNMA, FHLMC, FHA, RD, VA

Notes: Primary loan term must be at least 20 years

Howard County HomeStarter SDLP

Max Assistance: Up to \$40,000

Terms: Deferred loan, not forgiven, term same as 1st, rate 2% below 1st; or due on sale

Eligible Areas: Property must be located in Howard County

Eligibility: FNMA, FHLMC, FHA, RD, VA

Notes: Primary loan term must be at least 20 years; Funds used for closing costs and up to 10% of down payment

Howard County HomeSteadier SDLP

Max Assistance: Up to \$25,000

Terms: Deferred loan, not forgiven, term same as 1st, rate 2% below 1st; or due on sale

Eligible Areas: Property must be located in Howard County

Eligibility: FNMA, FHLMC, FHA, RD, VA

Notes: Primary loan term must be at least 20 years

Howard County Revitalization SDLP

Max Assistance: Up to \$25,000

Terms: Deferred loan, not forgiven, term same as 1st, rate 2% below 1st; or due on sale

Eligible Areas: Property must be located in the Homeownership Revitalization Area (pending foreclosure or foreclosed)

Eligibility: FNMA, FHLMC, FHA, RD, VA

Notes: Borrower does not have to be FTHB; Property must be foreclosed or in foreclosure; 1st lien term minimum 15 years

Howard County Workforce Initiative SDLP

Max Assistance: Up to \$4,300

Terms: Forgiven loan 10 year term at 10% per year; or due on sale

Eligible Areas: Property must be located in Howard County

Eligibility: FNMA, FHLMC, FHA, RD, VA; Borrower does not have to be FTHB; At least one household member must work full time in Howard County

Notes: None

Howard Park Incentive-Healthy Neighborhoods Inc.

Max Assistance: \$10,000

Terms: True Grant/No Repayment

Eligible Areas: Property must be located in Howard Park Community

Eligibility: FNMA, FHLMC, FHA

Notes: Administered by GO-Northwest

Latino Economic Development Center (LEDC) Down Payment Assistance Program

Max Assistance: 1% of purchase price up to \$5,000

Terms: True Grant/No Repayment

Eligible Areas: Property must be located in Prince George's County

Eligibility: FNMA, FHLMC, FHA, RD, VA*

Notes: None

Parity Homes Program

Max Assistance: Up to \$60,000

Terms: Forgiven loan 15 year term

Eligible Areas: Property must be located in Baltimore City; must be Parity owned property

Eligibility: FNMA, FHLMC, RD, VA*

Notes: Loan forgiven in increments (50% forgiven at year 5, 75% forgiven at year 10, 100% forgiven at year 15); Borrower does not have to be FTHB

Prince George's County Pathway to Purchase First Time Homebuyers Program

Max Assistance: Up to \$25,000

Terms: Forgiven loan 10 year term; or due on sale

Eligible Areas: Property must be located in Prince George's County

Eligibility: FNMA, FHLMC, FHA

Notes: Title Company must be approved by agency

Queen Anne's County Critical Workforce Second Mortgage Financing Program

Max Assistance: Lesser of 33% of purchase price or up to \$50,000

Terms: Deferred loan, not forgiven, 0% interest due on sale

Eligible Areas: Property must be located in Queen Anne's County

Eligibility: FNMA, FHLMC, FHA, RD, VA; Borrower must be a Teacher, Law Enforcement Officer, EMT, Emergency Dispatchers, Firefighter, Section 8 FSS program participants or have income below 100% AMI

Notes: Borrower must remain employed for 5 years in their job category; May not be used with the County's Inclusionary Housing Program

Sold on Frederick II Homeowner Assistance Program

Max Assistance: Up to \$10,000

Terms: Deferred loan, not forgiven, 0% interest due on sale

Eligible Areas: Property must be located within the city limits of Frederick

Eligibility: FNMA, FHLMC, FHA, RD, VA*

Notes: Up to 50% for down payment and remainder for closing costs

Vacants to Value Booster Program

Max Assistance: \$10,000

Terms: Forgiven loan 5 year term at 20% per year; or due on sale

Eligible Areas: Property must be located in Baltimore

Eligibility: FNMA, FHLMC, FHA, RD, VA*

Notes: No income limit; Home must be vacant for at least 1 year prior to rehab or sale