

## State Specific Consumer Mortgage Disclosures - Maryland

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Disclosures	Notes	Applicability		Delivery Timing			PPDocs		Purchase				Refinance				Misc.		State Law Citation
		Financial Institutions	State Licensed Lender or Broker	Initial Disclosures	Prior to Closing	At Closing	Provided by PPDocs, Inc.	Doc. ID Number	1st Lien Purchase 1 - 4 Primary Residence	1st Lien Purchase 1 - 4 Second Home / Vacation	Subordinate Lien Purchase 1 - 4 Primary Residence	Subordinate Lien Purchase 1 - 4 Second Home / Vacation	1st Lien Refinance 1 - 4 Primary Residence	1st Lien Refinance 1 - 4 Second Home / Vacation	Subordinate Lien Refinance 1 - 4 Primary Residence	Subordinate Lien Refinance 1 - 4 Second Home / Vacation	HELOCs	Lot Loans/Bare Ground	
Notice of Right to Rescind (Prior to Application)	1	Y	Y	N	N	N	Y	5356	✓	✓	✓	✓							Md. Code Ann. Real Prop. §10-702
Notice of Right to Rescind (After to Application)	1	Y	Y	Y	N	N	Y	5355	✓	✓	✓	✓							Md. Code Ann. Real Prop. §10-702
Important Notice Regarding Housing Counseling	2	Y	Y	Y	N	N	Y	5351	✓	✓			✓	✓					Md. Code Ann. Comm. Law §12-1303
Right to Choose Attorney or Title Insurance Company	3	N	Y	Y	N	N	Y	2082	✓										Md. Code Ann. Comm. Law §12-119
Disclosure of Certain Mortgage Loan Provisions (Balloon/Escrow Account/Arbitration)	4	N	Y	Y	N	N	Y	2635	✓	✓			✓	✓					Md. Regs. Code tit. 09, §03.10.03
Disclosure of Fees to be Paid by Seller	5	N	Y	Y	N	N	Y	5353	✓	✓			✓	✓					Md. Regs. Code tit. 09, §03.06.10(C)
Broker's Finder's Fee Agreement	6	N	Y	Y	N	N	Y	4518	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Md. Code

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																			Ann. Comm. Law §12-805(d)
Financing Agreement	7	N	Y	Y	N	N	Y	5352	✓				✓				✓		Md. Code Ann. Comm. Law §12-125(b)
Commitment Letter	8	N	Y	N	N	Y	Y	5387	✓				✓				✓		Md. Code Ann. Comm. Law §12-125(c)
Commitment Letter Waiver	9	N	Y	N	N	Y	Y	5357	✓				✓				✓		Md. Code Ann. Comm. Law §12-125(c)
License Information/Affidavit	10	Y	Y	N	N	Y	Y	1915	✓	✓	✓	✓	✓	✓	✓	✓	✓		Md. Code Ann., Real Prop. §3-104.1; Md.

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																			Regs. Code tit. 09, §03.06.08(D); Md. Regs. Code tit. 09, §03.11.02
Statement of Attorney's Fee	11	N	Y	N	N	Y	Y	4548	✓		✓		✓		✓		✓		Md. Code Ann. Comm. Law §12-120(b)
Acknowledgement of Delivery – Closed-End Credit	12	Y	Y	N	N	Y	Y	4549	✓		✓		✓		✓				Md. Code Ann. Comm. Law §12-1013.2(c)
Shared Appreciation Disclosure	13	Y	Y	N	Y	Y	N	N/A	✓	✓	✓	✓						✓	Md. Regs. Code tit. 09, §03.15.02

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### Notes:

1. If real estate vendor didn't provide the Residential Property Disclosure.
2. If lender isn't otherwise required by federal/state law to refer borrower to Housing Counseling.
3. To be provided within 3 days of application if a lender imposes fees on a borrower for settlement services, performed by a lender-designated attorney, or conditions settlement on employment of a particular attorney or title insurance company.
4. Must be provided when loan includes balloon payment, doesn't provide for escrow account on first lien transactions, or includes mandatory binding arbitration. Must be delivered to borrower within 10 business days after application for mortgage loan completed, and at least 72 hours before settlement.
5. Must be provided when borrower applies for a loan that requires the seller, or someone other than the borrower, to pay certain fees.
6. Written agreement between the mortgage broker and borrower must provide for a finder's fee if one is to be charged. An executed copy of the agreement, dated and signed by the mortgage broker and borrower, must be provided to the borrower within 10 business days after the date the application is completed.
7. Must be provided within 10 business days after the loan application is completed if a Loan Estimate is not provided.
8. Must be provided at least 72 hours prior to loan closing if the last issued financing agreement didn't reflect the final terms. A Closing Disclosure may be provided instead of the Commitment Letter.
9. Must be provided if the financing agreement issued didn't reflect the final terms and the commitment letter wasn't issued at least 72 hours prior to loan settlement. Even if the commitment letter is waived prior to settlement, this must be provided to the borrower at loan closing.
10. To be recorded with the security instrument.
11. To be provided at or prior to settlement if lender requires borrower to pay for services rendered by lender's attorney in amount over \$100.
12. Without actual knowledge to the contrary, this acknowledgement provides conclusive proof of the delivery as between the borrower and any assignee of the agreement, note, or other evidence of the loan.
13. Must be provided when the loan closes with a shared appreciation agreement. If the share appreciation disclosure is provided with the annualized cost in each scenario completed this will exempt the lender from providing a financing agreement or commitment.