

State Specific Consumer Mortgage Disclosures – Maryland

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Disclosures	Initial Disclosures	Prior to Closing	At Closing	Disclosures provided by PPDocs, Inc.	PPDocs, Inc. Number	Purchase				Refinance				Misc		Notes	
						1st Lien Purchase	1 - 4 Primary Residence	1st Lien Purchase / Vacation	1 - 4 Primary Residence	Subordinate Lien Purchase	1 - 4 Second Home / Vacation	1st Lien Refinance	1 - 4 Primary Residence	1st Lien Refinance / Vacation	Subordinate Lien Refinance		1 - 4 Primary Residence
State																	
Notice of Right to Rescind (Prior to Application, if Residential Property Disclosure not provided on existing home)	N	N	N	Y	5356	✓		✓									Md. Real Property Code Ann. § 10-702(h)(2)(i)
Notice of Right to Rescind (After Application, if Residential Property Disclosure not provided on existing home)	Y	N	N	Y	5355	✓		✓									Md. Real Property Code Ann. § 10-702(h)(2)(ii)
Right to Choose Attorney or Title Insurance Company (Within 3 days of application if lender requires employment of particular attorney or title insurance company) (Licensed Lenders only after 01/01/19)	Y	N	N	Y	2082	✓						✓					Md. Code Ann. Comm. Law § 12-119(b)

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Disclosure of Certain Mortgage Loan Provisions (Balloon/Escrow Account Waived/Arbitration) (Delivered within 10 business days after the application and if information changes on disclosure, must provide a final set at least 72 hours before settlement) (Licensed Lenders only after 01/01/19)	Y	Y	Y	2635	✓	✓	✓	✓	✓	✓	✓	✓	Md. Regs. Code tit. 09, §03.10.03 (If mortgage loan contains a provision that includes a balloon payment, waives escrows, or includes mandatory binding arbitration)	
Disclosure of Fees to be Paid by Seller (If the loan the borrower applies for won't be made unless a party other than the borrower pays certain fees) (Licensed Lenders Only)	Y	N	Y	5353	✓	✓	✓	✓	✓	✓	✓	✓	Md. Regs. Code tit. 09, §03.06.09(C)	
Financing Agreement (non-TRID) (Provide within 10 days after loan application completed) (Licensed Lenders only after 01/01/19)	Y	N	Y	5352	✓		✓				✓		Md. Code Ann. Comm. Law §§ 12-125(b), 12-922(b), 12-1022(b)	
Important Notice Regarding Housing Counseling (If lender not otherwise required to provide under federal law) (Licensed Lenders only after 01/01/19)	Y	N	Y	5351	✓		✓		✓		✓		Md. Code Ann. Comm. Law § 12-1303	
Commitment Letter (non-TRID) (Provide at least 72 hours prior to settlement if Financing Agreement wasn't final) (Licensed Lenders only after 01/01/19)	N	Y	Y	5387	✓		✓		✓		✓		Md. Code Ann. Comm. Law §§ 12-125(c), 12-922(c), 12-1022(c)	
Commitment Letter Waiver (non-TRID) (Provide if Financing Agreement doesn't contain final figures and Commitment Letter not provided 72 hours prior to settlement – does not negate requirement for Commitment Letter at closing) (Licensed Lenders only after 01/01/19)	N	N	Y	5357	✓		✓		✓		✓		Md. Code Ann. Comm. Law §§ 12-125(c), 12-922(c), 12-1022(c)	

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License Information/Affidavit (Provide with security instrument for recording if name and licensee number of the mortgage lender and originator are not included otherwise) (Licensed Lenders Only)	N	N	Y	1915	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Md. Code Ann. Real Prop. § 3-104.1(b), Md. Regs. Code tit. 09, §§03.06.07(D), 03.11.02
Statement of Attorney's Fee (Provide at or prior to settlement if lender requires borrower to pay for services by lender's attorney in amount more than \$100)(Licensed Lenders only after 01/01/19)	N	Y	Y	4022	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Md. Code Ann. Comm. Law § 12-120(b)
Wet Settlement/Net Proceeds Authorization (Provide if borrower wishes lender to deliver net proceeds)	N	N	Y	5110	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Md. Real Property Code Ann. § 4-106(b)(1)
Acknowledgement of Delivery – Closed End Credit (For delivery of note) (Licensed Lenders only after 01/01/19)	N	N	Y	5143	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Md. Code Ann. Comm. Law § 12-1013.2(c)
Acknowledgement of Delivery – Revolving Credit Plan (For delivery of note) (Licensed Lenders only after 01/01/19)	N	N	Y	3955	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Md. Code Ann. Comm. Law § 12-913.2(c)
Affidavit of Refinancing Exemption (State tax exemption)	N	N	Y	5429	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Md. Code Ann. Tax Property § 12-108(g)(3)
First Time Homebuyer Affidavit (County exemption for recordation and local transfer tax)	N	N	Y	5359	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Md. Code Ann. Tax Property § 12-103(b)(3)(i)
Net Tangible Benefit Worksheet (Required for any refinance) (Licensed Lenders Only)	N	N	Y	5360	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Md. Regs. Code tit. 09, §03.06.20