

(I) UNINTENTIONALLY AND IN GOOD FAITH FAILS TO COMPLY WITH § 12-903, § 12-904, § 12-905, § 12-910, OR § 12-911 OF THIS SUBTITLE; AND

(II) CORRECTS THE ERROR OR VIOLATION AND MAKES THE BORROWER WHOLE FOR ALL LOSSES, INCLUDING REASONABLE ATTORNEY'S FEES AND INTEREST, WHERE APPROPRIATE, WITHIN 10 DAYS AFTER THE CREDIT GRANTOR RECEIVES NOTICE OF THE ERROR OR VIOLATION.

(4) THE BURDEN SHALL BE ON THE CREDIT GRANTOR TO SHOW THAT THE CREDIT GRANTOR'S FAILURE TO COMPLY WITH § 12-903, § 12-904, § 12-905, § 12-910, OR § 12-911 OF THIS SUBTITLE WAS UNINTENTIONAL AND IN GOOD FAITH.

(b) A credit grantor who knowingly violates any provision of this subtitle shall forfeit to the borrower 3 times the amount of interest and charges collected in excess of that authorized by this subtitle.

12-920.

A credit grantor is not liable for any failure to comply with a provision of this subtitle if, within 60 days after discovering an error and prior to institution of an action under this subtitle or the receipt of written notice from the borrower, the credit grantor notifies the borrower of the error and makes whatever adjustments are necessary to correct the error.

12-1001.

(b) (1) "Credit grantor" means any individual, corporation, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal or commercial entity making a loan or other extension of credit under this subtitle which is incorporated, chartered, or licensed pursuant to State or federal law, the lending operations of which are subject to supervision, examination, and regulation by a State or federal agency or which is licensed under Title 12, Subtitle 4 of the Financial Institutions Article or is a retailer.

(2) "Credit grantor" includes [any]:

(I) ANY bank, trust company, or savings bank having its principal place of business in this State and incorporated under the laws of this State or any depository institution having its principal place of business in this State and organized under the authority of the United States[.

(3) "Credit grantor" includes a);

(II) A person not required to be licensed under this subtitle, who is exempt from the licensing provisions of [Title 12, Subtitle 3] TITLE 11, SUBTITLE 5 of the Financial Institutions Article, who makes a loan or extension of credit under this subtitle secured by a secondary mortgage on residential real property[.]; AND

(III) ANY PERSON WHO ACQUIRES OR OBTAINS THE