

(I) MAY ESTABLISH UPPER INCOME LIMITS, DEFINITIONS OF "INCOME", AND DIFFERENTIALS BASED ON INCOME STATISTICS FOR GEOGRAPHICAL AREAS OF THE STATE.

(II) SHALL CONSIDER AND WEIGH SECONDARY SOURCES OF INCOME, DEPENDENT ALLOWANCES, AND OTHER RESOURCES AVAILABLE TO THE APPLICANT WHICH MAY BE USED TO ASSIST IN FINANCING THE PURCHASE.

(III) SHALL REQUIRE EVIDENCE THAT THE APPLICANT HAS IN GOOD FAITH MADE APPLICATION FOR GENERALLY SIMILAR MORTGAGE FINANCING TO TWO PRIVATE MORTGAGE LENDING INSTITUTIONS, AND HAS BEEN REJECTED BY BOTH INSTITUTIONS.

(IV) SHALL REQUIRE A CERTIFIED COPY FROM THE COMPTROLLER'S OFFICE OF THE MOST RECENT MARYLAND INCOME TAX RETURN FILED BY THE APPLICANT, OR SUCH OTHER VERIFICATION OF INCOME AS IS AVAILABLE.

(V) SHALL REJECT AN APPLICATION WHERE IT REASONABLY APPEARS THAT THE APPLICANT HAS SUFFICIENT DOWN PAYMENT OR FOR ANY OTHER REASON COULD IN FACT REASONABLY BE EXPECTED TO OTHERWISE FINANCE THE PURCHASE.

(C) THE ABOVE-LISTED CONDITIONS OF ELIGIBILITY APPLY JOINTLY AND SEVERALLY IN THE CASE OF SPOUSES WHO ARE LIVING TOGETHER, EXCEPT THAT THE DOMICILE REQUIREMENT MAY BE SATISFIED BY EITHER SPOUSE.

(D) THE DEPARTMENT MAY:

(1) MAKE MORTGAGE LOANS, SET THE PRINCIPAL AMOUNTS AND MATURITIES (NOT EXCEEDING 40 YEARS) THEREOF, ENFORCE THEM ACCORDING TO THEIR TERMS, AND EXECUTE ALL NECESSARY AND CONVENIENT DOCUMENTS IN CONNECTION THEREWITH; FORECLOSE MORTGAGES AND TAKE TITLE TO PROPERTIES FORECLOSED UPON, AND CONVEY TITLE TO PURCHASERS; OBTAIN AND ENFORCE DEFICIENCY JUDGMENTS; PERMIT ASSUMPTION OF MORTGAGES IF THE TRANSFEREE WOULD QUALIFY AS AN ORIGINAL BORROWER HEREUNDER; AND CONTRACT WITH PRIVATE MORTGAGE SERVICERS TO PERFORM FUNCTIONS ORDINARILY PERFORMED BY SUCH SERVICERS, INCLUDING FORECLOSURES AND THE EMPLOYMENT OF COUNSEL BY THE SERVICERS, ON BEHALF OF THE DEPARTMENT. APPROVAL OR EXECUTION BY THE BOARD OF PUBLIC WORKS IS NOT NEEDED TO ASSIGN MORTGAGES FOR VALUE, TO RELEASE MORTGAGES WHEN PAID, OR TO ACCOMPLISH FORECLOSURES.

(2) REQUIRE AND OBTAIN APPRAISALS, CREDIT INFORMATION, AND OTHER INFORMATION NECESSARY OR DESIRABLE TO MAKE SOUND LOANS, AND TO ADOPT REASONABLY MINIMUM REQUIREMENTS OF CREDITWORTHINESS AND SECURITY.