(B) LIMITATION ON INSURANCE COVERAGE.

(1) THE AMOUNT OF PROPERTY INSURANCE MAY NOT EXCEED THE REASONABLE VALUE OF THE REAL PROPERTY INSURED, AND THE TYPE OF INSURANCE COVERAGE SHALL BEAR A REASONABLE RELATION TO THE EXISTING RISK OF LOSS.

(2) THE AMOUNT OF LIFE INSURANCE MAY NOT EXCEED THE TOTAL ORIGINAL AMOUNT PAYABLE UNDER THE LOAN CONTRACT.

(C) INSURANCE COMPANIES AND RATES.

UNDER THIS SUBTITLE, INSURANCE MAY BE OBTAINED ONLY:

(1) FROM AN INSURANCE COMPANY QUALIFIED TO DO BUSINESS IN THE STATE; AND

(2) AT RATES NOT EXCEEDING THOSE APPROVED BY THE INSURANCE DIVISION OF THE DEPARTMENT OF LICENSING AND REGULATION.

(D) PROHIBITED PRACTICE.

A LENDER MAY NOT REQUIRE THE BORROWER TO PURCHASE ANY INSURANCE FROM HIM.

REVISOR'S NOTE: This section is new language derived without substantive change from Art. 66, §62(a)(2).

In subsection (b)(1) of this section, the reference to "hazard" is deleted as unnecessary in light of the term "risk of loss."

In subsection (c) of this section, item (2) is added to reflect the present insurance law and to conform to the similar provisions contained in Subtitles 2 and 3 of this title; cf., §§ 12-209 and 12-312. See Art. 48A, Subtitle "Rate and Rating Organizations."

In subsection (d) of this section, the word "lender" is substituted for "licensee" to conform the usage to that found elsewhere in present §62(a)(2) and in this subtitle.

The only other changes are in style.

12-411. PROHIBITED CHARGES.

A LENDER MAY NOT DIRECTLY OR INDIRECTLY, CONTRACT FOR, CHARGE, OR RECEIVE, ANY INTEREST, DISCOUNT, FEE,