

at maturity of the deferred purchase money mortgage, if the balloon payment is:

(i) Expressly disclosed to the borrower;  
and

(ii) Agreed to by both the borrower and the lender/seller in writing--; AND

(III) REQUIRED TO BE POSTPONED ONE TIME, UPON BECOMING DUE, AT THE BORROWER'S REQUEST, FOR A PERIOD NOT TO EXCEED 24 MONTHS, PROVIDED THAT THE BORROWER CONTINUES TO MAKE THE MONTHLY INSTALLMENTS PROVIDED FOR IN THE ORIGINAL LOAN AGREEMENT, AND NO NEW CLOSING COSTS, PROCESSING FEES OR SIMILAR FEES ARE IMPOSED ON THE BORROWER AS A RESULT OF THE EXTENSION.

(3)--A--lender-who-takes-back-a-deferred-purchase money-secondary-mortgage-on-a-borrower's--present--residence to--aid--the-borrower-in-the-purchase-of-a-new-residence-may create-a-balloon-payment-if-the-balloon-payment-is:

(i)--Expressly-disclosed-to--the--borrower;  
and

(ii)--Agreed--to--by--both-the-borrower-and lender-in-writing-

(D) NOTWITHSTANDING THE PROVISIONS OF SUBSECTIONS (A), (B), AND (C) OF THIS SECTION, ON ANY LOAN MADE ON OR AFTER JULY 1, 1982, AND BEFORE JULY 1, 1985, A LENDER UNDER THIS SUBTITLE MAY CHARGE INTEREST NOT EXCEEDING 24 PERCENT PER ANNUM SIMPLE INTEREST ON THE LOAN PROVIDED THAT:

(1) THE INTEREST IS COMPUTED ON THE ACTUAL UNPAID PRINCIPAL BALANCES OUTSTANDING FROM TIME TO TIME;

(2) THE LENDER DOES NOT CONTRACT FOR, CHARGE, OR RECEIVE ANY INTEREST IN ADVANCE, OR ANY COMPOUNDED INTEREST; AND

(3)--THE-LENDER-ALSO-MAY-COLLECT--ACTUAL--CHARGES NOT--RETAINED--BY--THE--LENDER,--LIMITED--TO-APPRAISAL-FEES, CHARGES--FOR--CREDIT--REPORTS,--AND--PREMIUMS--FOR--PRIVATE MORTGAGE-INSURANCE-

12-404-1-

NOTWITHSTANDING--THE--PROVISIONS--OF--SECTION-12-404--A LOAN-IN-EXCESS-OF-\$67,000-ELIGIBLE-FOR-SALE-IN-THE--SECONDARY MORTGAGE--MARKET--MAY-BE-AMORTIZED-IN-PERIODIC-INSTALLMENTS, WHICH--MAY--BE--REGULAR,--IRREGULAR,--EQUAL,--OR--UNEQUAL INSTALLMENTS--AND--MAY--PROVIDE--FOR--A--BALLOON--PAYMENT-AT MATURITY-IF-THE-BALLOON-PAYMENT-IS-