

purchaser--to--pay--and--the--vendor--or--builder--receives--{any--sum--of--money--before--completion--of--the--unit--and--grant--of--the--realty--to--the--purchaser}--AT--THE--TIME--OF--THE--EXECUTION--OF--THE--CONTRACT,--A--DEPOSIT--IN--EXCESS--OF--5--PERCENT--OF--THE--CONTRACTED--SELLING--PRICE--OF--THE--UNIT,--the--builder--or--vendor--shall:

{1}--Deposit--{or}--AND--hold--{the--sum}--THE--AMOUNT--OF--THE--DEPOSIT--IN--EXCESS--OF--5--PERCENT--OF--THE--CONTRACTED--SELLING--PRICE--in--an--escrow--account--segregated--from--all--other--funds--of--the--vendor--or--builder--to--assure--the--return--of--the--sum--to--the--purchaser--in--the--event--the--purchaser--becomes--entitled--to--a--return--of--the--sum;--or

{2}--Obtain--and--maintain--a--corporate--surety--bond--in--the--form--and--in--the--amounts--set--forth--in--§--10-302--of--this--subtitle,--conditioned--on--the--return--of--the--sum--to--the--purchaser--in--the--event--the--purchaser--becomes--entitled--to--the--return--of--the--money;

{b}--{Except--as--provided--under--subsection--{c}--of--this--section,}--IF--AN--ESCROW--ACCOUNT--OR--SURETY--BOND--IS--REQUIRED--UNDER--THIS--SECTION,--the--vendor--or--builder--shall--maintain--the--escrow--account--or--surety--bond--until--the--happening--of--the--earlier--of:

{1}--The--granting--of--a--deed--to--the--property--on--which--the--residential--unit--is--located--to--the--purchaser--BY--THE--VENDOR--OR--BUILDER;

{2}--The--return--of--the--sum--of--money--to--the--purchaser;--
{or}

{3}--The--forfeiture--of--the--sum--by--the--purchaser,--under--the--terms--of--the--contract--of--sale--relating--to--the--purchase--of--the--residential--unit;--OR

{4}--THE--ISSUANCE--OF--AN--OCCUPANCY--PERMIT--OR--THE--POSSESSION,--WHICHEVER--IS--EARLIER;

{c}--A--vendor--or--builder--does--not--violate--the--vendor's--or--builder's--legal--or--ethical--duties--under--this--section--by--paying--interest--money--earned--on--the--escrow--account--into--the--Rental--Housing--Resource--Fund--established--under--Title--13,--Subtitle--6--of--the--Financial--Institutions--Article.

10-301.2.

{A}--IN--THIS--SECTION,--"PROGRESS--PAYMENT"--MEANS--A--PAYMENT--THAT:

{1}--IS--IN--ADDITION--TO--ANY--DEPOSIT--PAID--UNDER--A--CONTRACT--FOR--THE--SALE--AND--PURCHASE--OF--A--NEW--SINGLE--FAMILY--UNIT--WHICH--IS--NOT--COMPLETED--AT--THE--TIME--OF--CONTRACTING--THE--SALE,--AND