

- [(1)] (3) Assign a mortgage for value;
- [(2)] (4) Release a mortgage when paid; or
- [(3)] (5) Foreclose a mortgage.

13-315.

(b) (1) Subject to paragraph (2) of this subsection, as long as it complies with any applicable federal treasury regulations governing the borrowing of moneys by the State, a loan TO AN OWNER-OCCUPANT BORROWER OR A LOAN TO A GROUP HOME SPONSOR [shall] MAY permit:

- (i) The interest rate to be increased:
 - 1. Variably; or
 - 2. To a stated rate; or
- (ii) Acceleration of maturity.

(2) Except as provided in paragraph (3) of this subsection, the interest rate of a loan may not be increased and the maturity may not be accelerated unless:

- (i) 5 years have passed from the date of the loan;
- (ii) The financial circumstances of the owner-occupant borrower have changed and the borrower no longer would qualify as an original borrower under the Program; or
- (iii) The group home sponsor no longer provides a group home.

(3) If a borrower violates § 13-317 of this subtitle or the loan is in default, the Department immediately may accelerate the maturity.

~~(e)-(1)--THE--DEPARTMENT--SHALL--ADOPT--REGULATIONS--WHICH PROVIDE--THAT--THE--TERMS--OF--EACH--LOAN--SHALL:~~

~~(1)--REQUIRE--INCREASES--TO--INTEREST--RATES--AS PERMITTED--IN--SUBSECTION--(B)(2)(II)--OF--THIS--SECTION;~~

~~(II)--REQUIRE--LIMITS--ON--THE--RETURN--ON--EQUITY ALLOWED--TO--AN--OWNER--OCCUPANT--BORROWER;--OR~~

~~(III)--PROVIDE--FOR--THE--DEPARTMENT--TO--ENTER--INTO AN--EQUITY--PARTICIPATION--AGREEMENT--WITH--AN--OWNER--OCCUPANT BORROWER.~~