

(II)--FORGIVENESS-OF-ACCRUED-INTEREST-IN-EXCESS-OF-THE-AVAILABLE-EQUITY-IN-THE-MORTGAGED-PROPERTY-AT-THE-TIME-OF-ANY-SUCH-CONVEYANCE;-AND

(4)--IN-THE-CASE-OF-EMERGENCY--ASSISTANCE--LOANS--MADE-UNDER--§--2-603(3)-OF-THIS-SUBTITLE;-FULL-OR-PARTIAL-DEFERRALS-ON-PAYMENT-OF-INTEREST-AND-PRINCIPAL-UNTIL-A-STATED-DATE-AT-WHICH-IT-IS-REASONABLY-ANTICIPATED-THAT-THE-BORROWER--SHOULD--BE--ABLE--TO-MAKE-FULL-OR-PARTIAL-PAYMENTS.

(C)--A--MORTGAGE--SHALL--INCLUDE-THE-RIGHT-OF-THE-DEPARTMENT-TO:

(1)--FORECLOSE-THE-MORTGAGE-AND-AT-FORECLOSURE:

(I)--TAKE-TITLE-TO-THE-PROPERTY--FORECLOSED--ON;
OR

(II)--CONVEY-TITLE-TO-A-BUYER;-AND

(2)--OBTAIN--AND--SEEK--ENFORCEMENT--OF--A--DEFICIENCY-JUDGMENT.

(D)--(1)--A--LOAN--SHALL--BE--SECURED--BY--A--RECORDED--LIEN--ON--THE--REAL--PROPERTY--THAT--IS--TO--SECURE--REPAYMENT--OF--THE--LOAN;-WHICH--IN--THE--CASE--OF--EMERGENCY--ASSISTANCE--AND--REVERSE--EQUITY--LOANS--MAY--BE--A--SUBORDINATE--LIEN.

(2)--IN-THE-CASE-OF-EMERGENCY-ASSISTANCE-LOANS;-A-LIEN-MAY-BE-RELEASED-IF-IT-IS-IN-THE-BEST-FINANCIAL-INTERESTS--OF--THE-DEPARTMENT.

(E)--THE--DEPARTMENT--MAY--REQUIRE--MORTGAGES--TO--BE--INSURED--AT--THE--BORROWER'S---EXPENSE---BY---FEDERAL;-STATE;-OR---PRIVATE-INSTRUMENTALITIES.

(F)--(1)--FOR--PREFERRED-INTEREST-LOANS-MADE-UNDER-§-2-603(1)-OF-THIS-SUBTITLE;-THE-AMOUNT-OF-THE-LOAN-AND-ANY--PRIOR--RECORDED-LIENS--OUTSTANDING--MAY--NOT--EXCEED--THE--VALUE--OF--THE--SECURED-PROPERTY-PLUS-SETTLEMENT-EXPENSES-AS-MAY--BE--DETERMINED--BY--THE-PROGRAM-AT-THE-TIME-THE-LOAN-IS-CLOSED.

(2)--FOR--EMERGENCY--ASSISTANCE--LOANS--MADE--UNDER--§-2-603(3)-OF-THIS-SUBTITLE:

(I)--THE-DEPARTMENT-SHALL-CONSIDER-THE-AMOUNT-OF-EQUITY-IN-THE-PROPERTY;-AND

(II)--THE--AMOUNT--OF--THE--LOAN--MAY--NOT--EXCEED--AN-AMOUNT-EQUAL-TO-36-PAYMENTS-OF-PRINCIPAL--AND--INTEREST--ON--THE-SUPERIOR-LIEN-OR-LIENS-AND-ANY:

1;-LATE-FEES;