

(1) IMMEDIATE ACCELERATION OF THE LOAN INDEBTEDNESS IF A BORROWER VIOLATES § 2-614 OF THIS SUBTITLE, OR IF THE LOAN IS IN DEFAULT;

(2) IN THE CASE OF PREFERRED INTEREST RATE LOANS UNDER § 2-602(1) OF THIS SUBTITLE, FULL ACCELERATION OF PRINCIPAL AFTER 5 YEARS IF THE BORROWER NO LONGER QUALIFIES AS A HOUSEHOLD OF LIMITED INCOME AND IS ABLE TO QUALIFY FOR CONVENTIONAL MORTGAGE FINANCING;

(3) IN THE CASE OF REVERSE EQUITY LOANS MADE UNDER § 2-602(4) OF THIS SUBTITLE:

(I) FULL OR PARTIAL DEFERRALS ON PAYMENT OF INTEREST AND PRINCIPAL UNTIL SALE, CONVEYANCE PURSUANT TO A WILL OR TRUST INSTRUMENT, OR OTHER TRANSFER OF THE MORTGAGED PROPERTY OR A BENEFICIAL INTEREST THEREIN; AND

(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 § 2-602(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.