

(I) SECURED, IN WHOLE OR IN PART, BY ANY INTEREST IN RESIDENTIAL REAL PROPERTY IN MARYLAND; AND

(II) 1. IF FOR PERSONAL, HOUSEHOLD, OR FAMILY PURPOSES, IN ANY AMOUNT; OR

2. IF FOR COMMERCIAL PURPOSES, NOT IN EXCESS OF \$75,000.

(2) "MORTGAGE LOAN" DOES NOT INCLUDE ANY LOAN FOR COMMERCIAL PURPOSES THAT IS:

(I) SECURED, IN WHOLE OR IN PART, BY ANY INTEREST IN RESIDENTIAL REAL PROPERTY IN MARYLAND;

(II) IN EXCESS OF \$75,000; AND

(III) SUPPORTED BY INDEPENDENT EVIDENCE OF THE COMMERCIAL PURPOSE.

(L) "PERSON" INCLUDES AN INDIVIDUAL, CORPORATION, BUSINESS TRUST, ESTATE, TRUST, PARTNERSHIP, ASSOCIATION, 2 OR MORE PERSONS HAVING A JOINT OR COMMON INTEREST, OR ANY OTHER LEGAL OR COMMERCIAL ENTITY.

(M) "RESIDENTIAL REAL PROPERTY" MEANS ANY OWNER-OCCUPIED REAL PROPERTY LOCATED IN MARYLAND, WHICH PROPERTY HAS A DWELLING ON IT DESIGNED PRINCIPALLY AS A RESIDENCE WITH ACCOMMODATIONS FOR NOT MORE THAN 4 FAMILIES, BUT DOES NOT INCLUDE ANY REAL PROPERTY HELD PRIMARILY FOR RENTAL, INVESTMENT, OR THE GENERATION OF INCOME THROUGH ANY COMMERCIAL OR INDUSTRIAL ENTERPRISE.

(N) "STATE" MEANS THE STATE OF MARYLAND.

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(A) THE PROVISIONS OF THIS SUBTITLE DO NOT APPLY TO:

(1) ANY BANK, TRUST COMPANY, SAVINGS BANK, SAVINGS AND LOAN ASSOCIATION, OR CREDIT UNION INCORPORATED OR CHARTERED UNDER THE LAWS OF THE STATE OR THE UNITED STATES OR ANY OTHER FINANCIAL INSTITUTION INCORPORATED OR CHARTERED UNDER THE LAWS OF THIS STATE OR OF THE UNITED STATES THAT ACCEPTS DEPOSITS AND IS REGULATED UNDER TITLE 3, TITLE 4, TITLE 5, TITLE 6, OR TITLE 9 OF THIS ARTICLE;

(2) ANY INSURANCE COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE;

(3) ANY CORPORATE INSTRUMENTALITY OF THE GOVERNMENT OF THE UNITED STATES INCLUDING:

(I) THE FEDERAL HOME LOAN MORTGAGE CORPORATION;