

- AND
- (II) THE FEDERAL NATIONAL MORTGAGE ASSOCIATION;
- ASSOCIATION;
- (III) THE GOVERNMENT NATIONAL MORTGAGE
- (4) ANY PERSON WHO MAKES OR BROKERS 3 OR FEWER MORTGAGE LOANS PER CALENDAR YEAR;
- (5) ANY PERSON WHO TAKES BACK A DEFERRED PURCHASE MONEY MORTGAGE IN CONNECTION WITH THE SALE OF:
- (I) RESIDENTIAL REAL PROPERTY OWNED BY, AND TITLED IN THE NAME OF, THAT PERSON; OR
- (II) A NEW RESIDENTIAL DWELLING THAT THE PERSON BUILT;
- (6) A NONPROFIT CHARITABLE ORGANIZATION REGISTERED WITH THE MARYLAND SECRETARY OF STATE OR A NONPROFIT RELIGIOUS ORGANIZATION;
- (7) AN EMPLOYER MAKING A MORTGAGE LOAN TO AN EMPLOYEE;
- (8) A PERSON MAKING A MORTGAGE LOAN TO A BORROWER WHO IS THE PERSON'S SPOUSE, CHILD, CHILD'S SPOUSE, PARENT, SIBLING, GRANDPARENT, GRANDCHILD, OR GRANDCHILD'S SPOUSE; OR
- (9) A REAL ESTATE BROKER WHO:
- (I) IS LICENSED IN THE STATE; AND
- (II) MAKES A MORTGAGE LOAN PROVIDING A REPAYMENT SCHEDULE OF ~~1~~ YEAR 2 YEARS OR LESS TO ASSIST THE BORROWER IN THE PURCHASE OR SALE OF A RESIDENTIAL REAL PROPERTY THROUGH THE BROKER~~---~~; OR
- (10) A HOME IMPROVEMENT CONTRACTOR LICENSED UNDER ARTICLE 56 OF THE CODE WHO ASSIGNS A MORTGAGE LOAN WITHOUT RECOURSE WITHIN 30 DAYS AFTER COMPLETION OF THE CONTRACT TO A PERSON LICENSED UNDER THIS SUBTITLE OR TO AN INSTITUTION THAT IS EXEMPT FROM THIS SUBTITLE UNDER PARAGRAPHS (1) AND (2) OF THIS SUBSECTION.
- (B) THE EXEMPTIONS PROVIDED IN SUBSECTION (A) OF THIS SECTION DO NOT APPLY TO ANY PERSON WHO HAS BEEN DENIED A LICENSE TO ENGAGE IN BUSINESS AS A MORTGAGE LENDER OR REAL ESTATE BROKER OR WHOSE LICENSE TO ENGAGE IN SUCH ACTIVITIES HAS BEEN SUSPENDED OR REVOKED WITHIN THE 3 IMMEDIATELY PRECEDING CALENDAR YEARS.