

(h) (1) "Balloon payment" means any scheduled payment on an installment loan that is more than 2 times the average of all other payments scheduled to repay the installment loan.

(2) "BALLOON PAYMENT" DOES NOT INCLUDE A DOWN PAYMENT.

(J) "COMMERCIAL LOAN" AND "EXTENSION OF CREDIT FOR A COMMERCIAL PURPOSE" MEAN AN EXTENSION OF CREDIT MADE:

(1) SOLELY TO ACQUIRE AN INTEREST IN OR TO CARRY ON A BUSINESS OR COMMERCIAL ENTERPRISE; OR

(2) TO ANY BUSINESS OR COMMERCIAL ORGANIZATION.

(K) "RESIDENTIAL REAL PROPERTY" MEANS OWNER-OCCUPIED REAL PROPERTY HAVING A DWELLING ON IT DESIGNATED PRINCIPALLY AS A RESIDENCE WITH ACCOMMODATIONS FOR NOT MORE THAN FOUR FAMILIES.

12-1002.

(a) Any credit grantor may, subject to the other provisions of this subtitle, offer and extend closed end credit to a borrower.

(b) In connection with [a] closed end [account]; CREDIT OFFERED AND EXTENDED UNDER THIS SUBTITLE, a credit grantor may charge and collect the interest and other charges permitted by this subtitle and may take any security as collateral as may be acceptable to the credit grantor.

12-1010.

(a) [A] EXCEPT AS PROVIDED UNDER SUBSECTION (C) OF THIS SECTION, A consumer borrower may, with the consent of the credit grantor, refinance the entire outstanding and unpaid amount of a loan, and the credit grantor may charge and collect a refinancing charge in connection with any refinancing in an amount agreed to by the credit grantor and the borrower.

(b) For purposes of this section, "the entire outstanding and unpaid amount of a loan" is:

(1) If the interest and charges in respect of the loan were not precomputed, the total of the unpaid balance and the accrued and unpaid interest and charges on the date of refinancing; or

(2) If the interest and charges on the loan were precomputed, the total of the unpaid balance and the accrued and unpaid charges on the date of refinancing, less the amount which the credit grantor would have been required to refund or credit upon prepayment on the date of refinancing under Section 12-1009 of this subtitle governing refunds upon prepayment.

(C) A CREDIT GRANTOR MAY NOT IMPOSE ANY REFINANCING CHARGES ON THE REFINANCING OF AN INSTALLMENT LOAN MORE OFTEN THAN ONCE DURING ANY 12-MONTH PERIOD OF THE LOAN IF THE LOAN IS: