(C) THE SECRETARY SHALL AWARD FINANCIAL ASSISTANCE TO A SPONSOR OR A SPONSOR'S DESIGNEE IN AN AMOUNT AND TYPE DETERMINED BY THE BOARD AND PURSUANT TO THE TERMS OF A COMMUNITY LEGACY AGREEMENT.

4-808. 4-807.

(A) THE DEPARTMENT AND THE SPONSOR SHALL EXECUTE A COMMUNITY LEGACY AGREEMENT.

(B) THE SPONSOR SHALL COMPLY WITH THE TERMS OF THE COMMUNITY LEGACY AGREEMENT AND ADHERE TO ANY REGULATIONS ADOPTED BY THE DEPARTMENT TO CARRY OUT THE PROVISIONS OF THIS SUBTITLE.

(C) IF A SPONSOR VIOLATES ANY PROVISION OF THE COMMUNITY LEGACY AGREEMENT OR CEASES TO MEET THE REQUIREMENTS OF THIS SUBTITLE, THE DEPARTMENT MAY EXERCISE ANY REMEDY PROVIDED BY THE AGREEMENT OR BY LAW. .

(D) NO MORE THAN 15% OF THE TOTAL FINANCIAL ASSISTANCE PROVIDED BY THE PROGRAM SHALL BE USED TO FINANCE NONCAPITAL EXPENDITURES.

4-809. 4-808.

THE DEPARTMENT MAY:

(1) DETERMINE SPECIFIC TERMS AND CONDITIONS FOR ANY TYPE OF FINANCIAL ASSISTANCE AWARDED UNDER § 4-807(C) § 4-806(C) OF THIS SUBTITLE. FINANCIAL ASSISTANCE MAY BE SECURED BY A MORTGAGE OR OTHER LIEN OR SECURITY INTEREST WHICH MAY BE SUPERIOR OR SUBORDINATE TO OTHER MORTGAGES, LIENS, OR SECURITY INTERESTS ON THE COLLATERAL;

(2) ENFORCE THE TERMS OF GRANTS, LOANS, OR OTHER FINANCIAL ASSISTANCE MADE PURSUANT TO THIS SUBTITLE ACCORDING TO THEIR TERMS AND CONDITIONS;

(3) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, WITH RESPECT TO LOANS OR GRANTS SECURED BY FIRST OR SUBORDINATE MORTGAGES OR OTHER LIENS, :

(I) COMMENCE AND PURSUE ANY ACTION TO PROTECT OR ENFORCE ANY RIGHT CONFERRED BY LAW, CONTRACT, OR OTHER AGREEMENT;

(4) (II) FORECLOSE ON PROPERTY;

(5) (III) BID FOR AND PURCHASE PROPERTY AT ANY FORECLOSURE OR AT ANY OTHER SALE, OR ACQUIRE OR TAKE POSSESSION OF THE PROPERTY THROUGH CONVEYANCE IN LIEU OF FORECLOSURE OR OTHERWISE, AND CONVEY PROPERTY AFTER ACQUISITION;

(6) (IV) SETTLE OR COMPROMISE ANY DEBT OR OBLIGATION TO THE DEPARTMENT;

(7) (V) PAY THE PRINCIPAL OF AND INTEREST ON ANY OBLIGATIONS INCURRED IN CONNECTION WITH THE PROPERTY, AND DISPOSE OF OR OTHERWISE