

(3) Premiums or other charges for any guarantee or insurance protecting the credit grantor against the borrower's default or other credit loss;

(4) Costs incurred by reason of examination of title, inspection, recording, and other formal acts necessary or appropriate to the security of the loan;

(5) Filing fees;

(6) Attorney's fees; and

(7) Travel expenses.

(c) (1) The cost to the borrower of an optional debt cancellation agreement, provided that the cost of the debt cancellation agreement is separately itemized in the financing agreement.

(2) This cost is in addition to the charges permitted under subsections (a), (b), and (d) of this section.

(d) In the case of a loan to a consumer borrower, a fee permitted under subsection (b) of this section may not be charged and collected unless:

(1) The agreement, note, or other evidence of the loan permits;

(2) The fee is an actual and verifiable expense of the credit grantor not retained by him; and

(3) Limited to charges for:

(i) Attorney's fees for services rendered in connection with the preparation, closing, or disbursement of the loan;

(ii) Any expense, tax, or charge paid to a governmental agency;

(iii) Examination of title, appraisal, or other costs necessary or appropriate to the security of the loan; and

(iv) Premiums for any insurance coverage permitted under this subtitle.

(e) For purposes of this subtitle, fees and charges permitted under this section are not interest with respect to a loan.

~~12-1015.~~

~~(a) A credit grantor making a loan or an extension of credit under this subtitle is subject to the licensing, investigatory, enforcement and penalty provisions of Title 11, Subtitle 3 of the Financial Institutions Article unless the credit grantor or the loan or extension of credit is exempt under Title 11, Subtitle 3 of the Financial Institutions Article.~~

~~(b) [In addition to any license which may be required by] NOTWITHSTANDING subsection (a) of this section, a credit grantor making [a loan or extension of credit] ONLY LOANS OR EXTENSIONS OF CREDIT under this subtitle secured by any lien on residential real property is subject to the licensing, investigatory, enforcement and~~