

origination fee provided for in subsection [(a)(1)] (A)(2) of this section in addition to the fees, discounts, points, or charges allowed under § 12-404.1(2). All other second mortgage programs in this State are limited to the charges and fees provided in subsection [(a)(1)] (A)(2) of this section.

(b) A lender may collect the fees paid to a public official or governmental agency for recording or satisfying the instrument securing the loan.

(c) (1) A lender may collect from the borrower a delinquent or late charge of the greater of \$2 or 5 percent of the amount of any delinquent or late periodic installment, if:

(i) The delinquency has continued for at least 10 days; and

(ii) A delinquent or late charge has not already been charged for the same delinquency.

(2) The lender shall deduct the charge from the next payment made by the borrower.

12-804.

~~(a) A mortgage broker may charge a finder's fee THAT, IN COMBINATION WITH ALL COMMISSIONS, FINDERS' FEES, AND POINTS FOR PROCURING A LOAN OR ADVANCE THAT ARE CHARGED BY A LENDER OR CREDIT GRANTOR, IS not in excess of [8] 10 percent of the amount of the loan or advance.~~

12-903.

(a) (1) A credit grantor may charge and collect interest or finance charges under the plan on the outstanding unpaid indebtedness in the borrower's account under the plan at any daily, weekly, monthly, annual, or other periodic percentage rate as the agreement governing the plan provides; if the effective rate of simple interest does not exceed 24 percent per year. The rate of interest chargeable on a plan must be expressed in the agreement as a simple interest rate or rates.

(2) The repayment terms for a plan extended to a consumer borrower may not include a provision under which the consumer borrower may be required to pay a balloon payment at maturity. However, the adjustment of payment amounts, due to fluctuations in unpaid balance or rate of interest, may not be deemed to result in a balloon payment.

(3) If the plan is secured by a lien on residential real property, the credit grantor may, in addition to the periodic percentage rate charge authorized under subsection (a)(1) of this section, charge and collect at the time the plan is entered into by the borrower points, loan origination fees, loan discount fees, and similar fees, provided that:

(i) [All] THE COMBINATION OF ALL such fees CHARGED BY THE LENDER OR CREDIT GRANTOR AND THE MORTGAGE BROKER ALL SUCH FEES, WHEN COMBINED WITH ANY FINDER'S FEE IMPOSED BY A MORTGAGE BROKER UNDER § 12-804 OF THIS TITLE, may not exceed [2] 10 percent of the maximum amount of credit made available to the borrower under the plan;