

~~(1) [a] A power of attorney from the homeowner; OR~~

~~(2) A QUIT CLAIM DEED.~~

~~[(h)] (I) A notice of [rescission] CANCELLATION need not take the particular form specified in this [subtitle] SECTION or any form contained in any agreement with the [foreclosure consultant or foreclosure] purchaser and is effective, however expressed, if it indicates the intention of the homeowner to [rescind] CANCEL the [reconveyance agreement] CONTRACT.~~

~~[(i)] (J) The right to [rescind] CANCEL may not be conditioned on the repayment of any funds.~~

~~[(g)] (K) Within 10 days after receipt of a notice of [rescission] CANCELLATION given in accordance with this [subtitle] SECTION, the [foreclosure] purchaser shall return, without condition, any original deed, title, contract, and any other document signed by the homeowner.~~

~~[(k)] (L) During the [3 day] 5 DAY [rescission] CANCELLATION period, a deed or other document affecting title to the homeowner's residence IN DEFAULT may not be recorded.~~

[7-311.] 7-312.

[(a)] (1) In this section the following words have the meanings indicated.

(2) "Primary housing expenses" means the total amount required to pay regular principal, interest, rent, utilities, hazard insurance, real estate taxes, and association dues on a property.

(3) "Resale" means a bona fide market sale of property subject to a foreclosure reconveyance by the foreclosure purchaser to an unaffiliated third party.

(4) "Resale price" means the gross sale price of a property on resale.

(5) "Settlement" means an in-person, face-to-face meeting with the homeowner to complete final documents incident to the sale or transfer of real property, or the creation of a mortgage or equitable interest in real property, conducted by a settlement agent who is not employed by or an affiliate of the foreclosure purchaser, during which the homeowner must be presented with a completed copy of the HUD-1 Settlement Form.