

Annotated Code of Maryland  
(1998 Replacement Volume and 1999 Supplement)

BY adding to

Article - Courts and Judicial Proceedings

Section 4-301(b)(14)

Annotated Code of Maryland

(1998 Replacement Volume and 1999 Supplement)

BY repealing and reenacting, with amendments,

Article - Financial Institutions

Section 11-512, 11-515, 11-517, and 11-523

Annotated Code of Maryland

(1998 Replacement Volume and 1999 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

**Article - Commercial Law**

12-804.

(a) A mortgage broker may charge a finder's fee not in excess of 8 percent of the amount of the loan or advance.

(b) [A] IN ADDITION TO A FINDER'S FEE, A mortgage broker may charge [a loan application fee not in excess of] A BORROWER FOR the actual cost of any appraisal or credit report obtained by the mortgage broker.

(c) A mortgage broker obtaining a mortgage loan with respect to the same property more than once within a 24-month period may charge a finder's fee only on so much of the loan as is in excess of the initial loan.

(d) The provisions of this section do not apply to:

(1) The charging of fees and charges otherwise permitted under this title; or

(2) Attorney's fees unless the attorney is functioning as a mortgage broker.

(e) A mortgage broker may not charge a finder's fee in any transaction in which [he] THE MORTGAGE BROKER OR AN OWNER, PART OWNER, PARTNER, DIRECTOR, OFFICER, OR EMPLOYEE OF THE MORTGAGE BROKER is the lender[, a partner of the lender, or is a part owner] OR AN OWNER, PART OWNER, PARTNER, DIRECTOR, OFFICER, OR EMPLOYEE of the lender.

12-805.

(a) A mortgage broker may not receive [a finder's fee or loan application] ANY fee in the form of a note, mortgage, or other evidence of indebtedness.