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March 29, 2006

Directive 2006-4

MEMORANDUM: ALL PARTICIPATING LENDERS

SUBJECT: INTEREST RATE INCREASES AND ADDITION OF A 3 POINT PROGRAM

The purpose of this Directive is to inform you of the impending interest rate increases. The interest rate increases outlined below will be **effective at close of business on Friday, March 31, 2006**. A new 3 point interest rate was created, the 2 point interest rate was increased by 3/8% and the 1 point, 0 point and 0 point + 2% grant interest rates were increased by 1/4%. The interest rates will be updated on our website and Lender On-Line. This Directive will be uploaded to our website (under [Just for Lenders/Single Family Housing Directives](#)) and also to Lender On-Line (under [Program Documents/Single Family Housing Directives](#)).

For our 30- and 35-year fixed rate mortgage products the new interest rates are:

<b>NEW</b>					
3 POINT	2 POINT	1 POINT	0 POINT	0 POINT + 2% GRANT	
4.950%	5.250%	5.500%	5.750%	6.125%	

For our 40-year fixed rate mortgage products the new interest rates are:

<b>NEW</b>					
3 POINT	2 POINT	1 POINT	0 POINT	0 POINT + 2% GRANT	
5.075%	5.375%	5.625%	5.875%	6.250%	

As always, we appreciate your continued participation in MMP. If you have any questions concerning this Directive or suggestions for improving our Program, please contact me directly at (410) 514-7508 or 1-800-638-7781 or by e-mail at [manahan@mdhousing.org](mailto:manahan@mdhousing.org).

Sincerely,

*William J. Manahan*  
William J. Manahan  
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