

**HB1254/693992/1**

BY: Economic Matters Committee

AMENDMENTS TO HOUSE BILL 1254  
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 4, strike “services or goods” and substitute “documents obtained by a mortgage broker at the written request of a borrower; authorizing mortgage brokers to charge borrowers for the actual cost of certain other goods or services that are”; in line 4, after “process” insert “and that, at the written request of a borrower, are paid by a mortgage broker to a certain third-party provider; defining a certain term”; and in line 8, after “Section” insert “12-801 and”.

AMENDMENT NO. 2

On page 1, after line 13, insert:

“12-801.

(a) In this subtitle the following words have the meanings indicated.

(b) “Borrower” means an individual who obtains a loan or advance of money.

**(c) “COMMISSIONER” MEANS THE COMMISSIONER OF FINANCIAL REGULATION.**

**[(c)] (D) “Finder’s fee” means any compensation or commission directly or indirectly imposed by a broker and paid by or on behalf of the borrower for the broker’s services in procuring, arranging, or otherwise assisting a borrower in obtaining a loan or advance of money.**

**[(d)] (E) “Lender” means a person defined as a mortgage lender under § 11-501(j)(1)(ii) of the Financial Institutions Article.**

(Over)

~~[(e)] (F)~~ “Mortgage broker” means a person defined as a mortgage lender under § 11-501(j)(1)(i) of the Financial Institutions Article.

~~[(f)] (G)~~ “Person” includes an individual, corporation, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal or commercial entity.”;

in line 19, strike “or” and substitute a comma; in the same line, after “report” insert “, CONDOMINIUM DOCUMENT, OR SUBORDINATION AGREEMENT DOCUMENT”; and in the same line, after “broker” insert “AT THE WRITTEN REQUEST OF THE BORROWER”.

On page 2, in line 1, strike “SERVICE OR GOOD” and substitute “GOOD OR SERVICE, AS SPECIFIED IN REGULATIONS ADOPTED BY THE COMMISSIONER, THAT IS”; in line 2, strike “THAT” and substitute “AND THAT, AT THE WRITTEN REQUEST OF THE BORROWER,”; in the same line, strike “OR PAYABLE”; and in line 3, strike “SERVICE OR GOOD” and substitute “GOOD OR SERVICE”.