

THIS NOTICE MUST BE SENT AT LEAST 60 DAYS BEFORE PAYMENT IS DUE.

**ANNUAL or BIENNIAL
NOTICE REQUIRED BY MARYLAND LAW
REGARDING YOUR GROUND RENT**

Two copies of this notice are to be mailed.
Copy one: THE LAST KNOWN ADDRESS OF THE LEASEHOLD TENANT
Copy two: THE ADDRESS OF THE PROPERTY SUBJECT TO THE GROUND LEASE

**This property _____ is
subject to a ground lease. This ground lease is registered with the State
Department of Assessments and Taxation.**

**The annual payment on the ground lease (“ground rent”) is \$_____,
payable in _____ installments on _____.**

**The next ground rent payment is due _____ in the amount of
\$_____.**

The payment of the ground rent should be sent to:

Phone Number: _____

**NOTE REGARDING YOUR RIGHTS AND RESPONSIBILITIES
UNDER MARYLAND LAW (from MD Real Prop Code § 8-811)**

The ground lease holder is required to register the ground lease with the State Department of Assessments and Taxation and is prohibited from collecting ground rent payments unless the ground lease is registered. If the ground lease is registered, as the owner of this property, you are obligated to pay the ground rent to the ground lease holder. To determine whether the ground lease is registered, you may check the Web site of the State Department of Assessments and Taxation. It is also your responsibility to notify the ground lease holder if you change your address or transfer ownership of the property.

If you fail to pay the ground rent on time, you are still responsible for paying the ground rent. In addition, if the ground lease holder files an action in court to collect the past due ground rent, you may be required to pay the ground lease holder for fees and costs associated with the collection of the past due ground rent. In addition, the ground lease holder may also file an action in court to take possession of the property, which may result in your being responsible for additional fees and costs and ultimately in your loss of the property. Please note that under Maryland law, a ground lease holder may demand not more than 3 years of past due ground rent, and there are limits on how much a ground lease holder may be reimbursed for fees and costs. If you fail to pay the ground rent on time, you should contact a lawyer for advice.

As the owner of this property, you are entitled to redeem, or purchase the ground lease from the ground lease holder and obtain absolute ownership of the property. Unless you and the ground lease holder agree to a lesser amount, the amount to redeem your ground rent is \$ _____. If you wish to redeem the ground lease, contact the ground lease holder. If the identity of the ground lease holder is unknown, the State Department of Assessments and Taxation provides a process to redeem the ground lease that may result in your obtaining absolute ownership of the property. If you would like to obtain absolute ownership of this property, you should contact a lawyer for advice.

Redeeming your ground rent?

The Department of Housing and Community Development offers a Ground Rent Redemption Loan Program.

<https://dhcd.maryland.gov/Residents/Pages/grrlp/grrlp.aspx>

(301) 429-7409

DHCD.SpecialLoans@maryland.gov

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This property **123 South State Avenue, Baltimore, MD 21200** is subject to a ground lease. This ground lease is registered with the State Department of Assessments and Taxation.

The annual payment on the ground lease (“ground rent”) is **\$60.00**, payable in **half-yearly** installments on **March 1 and September 1**.

The next ground rent payment is due **September 1, 2022** in the amount of **\$30.00**.

The payment of the ground rent should be sent to:

John Q. Public
123 City Avenue
Anywhere, MD 21000

410-555-5555.