

THIS NOTICE CAN ONLY BE SENT IF:

- (1) If the ground lease holder has the lawful right to claim possession for nonpayment of ground rent;
- (2) If the ground lease is registered with the SDAT;
- (3) If the payment of ground rent is at least 6 months in arrears;
- (4) The "ANNUAL or BIENNIAL NOTICE" has been mailed at least 7 months prior.

FIRST GROUND RENT DEMAND NOTICE

Two copies of this notice must be mailed.
Copy one: First class mail. Copy two: Certified mail, return receipt requested

Property Address: **123 Anywhere Street, Any Place, MD 21000** Tenant(s) of

Record: **John C. Smith**

Ground Rent Payments Outstanding (up to three years):

1/1/21	-	12/31/21	-	\$96
1/1/20	-	12/31/20	-	\$96
1/1/19	-	12/31/19	-	\$96

Total Ground Rent Amount Overdue: **\$288.00**

Your ground rent is past due in the amount of **\$288.00** which does not include up to \$100 in additional fees.

You have three options:

- 1. Buy your ground rent for **\$2,500**
- 2. Pay off your ground rent balance for **\$388**
- 3. Buy your ground rent through the Maryland Department of Assessments and Taxation via their Ground Rent Redemption Program

If you do nothing, up to \$650 will be added to your balance in 30 days.

After this notice is mailed, **AND** if authorized under the ground lease, a ground lease holder may be reimbursed for reasonable late fees, interest, collection costs, and expenses **not exceeding \$100.**

Redeeming your ground rent?

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

<https://dhcd.maryland.gov/Energy-Home-Repair/Pages/Homeowner-Loans/Ground-Rent-Redemption.aspx>

(301) 429-7409

DHCD.SpecialLoans@maryland.gov