

THIS NOTICE CAN ONLY BE SENT IF:

- (1) The ground lease holder has the lawful right to claim possession for nonpayment of ground rent;
- (2) The ground lease is registered with the SDAT;
- (3) The payment of ground rent is at least 7 months in arrears;
- (4) The ANNUAL or BIENNIAL NOTICE was mailed at least 8 months prior;
- (5) The "FIRST GROUND RENT DEMAND NOTICE" was mailed at least 30 days prior.

SECOND GROUND RENT DEMAND NOTICE

Copies of this notice must be mailed to:

Copy one: First class mail. Copy two: Certified mail, return receipt requested

To: the leasehold tenant's last known address as shown in the records of SDAT, or other place of business or residence if known.

Copy three: First class mail. Copy four: Certified mail, return receipt requested

To: any holder of record of a secured interest in the property that is subject to the entire ground lease that is recorded in the land records of the county in which the property is located.

Copy five: First class mail. Copy six: Certified mail, return receipt requested

To: any holder of record of a secured interest in the property that is subject to any portion of the ground lease that is recorded in the land records of the county in which the property is located.

Copy seven: First class mail. Copy eight: Certified mail, return receipt requested

To: to the address shown in the land records or another address if known.

Property Address: _____

Tenant(s) of Record: _____

Ground Rent Payments Outstanding (up to three years):

Total Ground Rent Amount Overdue: _____

Your ground rent is in past due in the amount of _____ which does not include up to \$750 in additional fees.

You have three options:

1. Buy your ground rent for _____
2. Pay off your ground rent balance for _____
3. Buy your ground rent through the Maryland Department of Assessments and Taxation via their Ground Rent Redemption Program

If you do nothing, in 30 days, WE INTEND TO FILE AN ACTION FOR POSSESSION OF YOUR HOUSE.

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 including: Title abstract and examination fees; Judgment report costs; Photocopying and postage fees; and Attorney's fees, **not exceeding \$650**. Combined with the first notice this allows **fees not exceeding \$750**.

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

SAMPLE NOTICE

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To: to the address shown in the land records or another address if known.

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 in past due in the amount of **\$288.00** which does not include up to \$750 in additional fees.

You have three options:

1. Buy your ground rent for **\$2,500**
2. Pay off your ground rent balance for **\$1038**
3. Buy your ground rent through the Maryland Department of Assessments and Taxation via their Ground Rent Redemption Program

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