

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**

Updated 4/2022

Authority: Md. REAL PROPERTY Code Ann. § 8-807(c)

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