

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 8 months in arrears;
- (4) The ANNUAL or BIENNIAL NOTICE” was mailed at least 9 months prior;
- (5) The “FIRST GROUND RENT DEMAND NOTICE” was mailed at least 2 months prior;
- (6) The “SECOND GROUND RENT DEMAND NOTICE” was mailed at least 30 days prior.

THIRD GROUND RENT DEMAND NOTICE

The ground rent owner is filing, in circuit court, an action for possession.

This action shall be accompanied by:

- 1. An itemized bill for the payment due;
- 2. The amount necessary to cure the default, including reasonable late fees, interest, collection costs, and expenses authorized (up to \$750)
- 3. The name and address of the person to whom to send the payment due;
- 4. An affidavit affirming compliance with the notice requirements under Md. REAL PROPERTY Code Ann. § 8-807(b), Md. REAL PROPERTY Code Ann. § 8-807(c), and Md. REAL PROPERTY Code Ann. § 8-807(d)
- 5. Copies of the proofs of mailing from the United States Postal Service
- 6. A list of each holder of record of a secured interest in the property that is subject to the ground lease, or any portion of the ground lease, that is recorded in the land records of the county in which the property is located.

In addition to the fees of up to \$750, **and if authorized under the ground lease:**

a ground lease holder may be reimbursed for reasonable late fees, interest, collection costs, and expenses, including:

- 1. Filing fees and court costs
- 2. Expenses incurred in the service of process or otherwise providing notice;
- 3. Reasonable attorney's fees (up to \$500)
- 4. Taxes, including interest and penalties, that have been paid by the ground lease holder or plaintiff.

Property Address: _____

Tenant(s) of Record: _____

Ground Rent Payments Outstanding (up to three years):

Total Ground Rent Amount Overdue: _____

Your ground rent is due in the amount of _____ which does not include up to \$750 in additional fees. You also owe up to \$1250 in additional fees. You also may owe Filing fees and court costs; Expenses incurred in the service of process or otherwise providing notice; Reasonable attorney's fees not exceeding \$500; and Taxes, including interest and penalties, that have been paid by the ground lease holder or plaintiff.

You have three options:

1. Buy your ground rent for _____ AND Pay up to \$750 in additional fees. You also owe up to \$1250 in additional fees. You also may owe Filing fees and court costs; Expenses incurred in the service of process or otherwise providing notice; Reasonable attorney's fees not exceeding \$500; and Taxes, including interest and penalties, that have been paid by the ground lease holder or plaintiff.

2. Pay off your ground rent balance for _____ AND Pay up to \$750 in additional fees. You also owe up to \$1250 in additional fees. You also may owe Filing fees and court costs; Expenses incurred in the service of process or otherwise providing notice; Reasonable attorney's fees not exceeding \$500; and Taxes, including interest and penalties, that have been paid by the ground lease holder or plaintiff.

3. Buy your ground rent through the Maryland Department of Assessments and Taxation via their Ground Rent Redemption Program AND pay up to \$750 in additional fees. You also owe up to \$1250 in additional fees. You also may owe Filing fees and court costs; Expenses incurred in the service of process or otherwise providing notice;

Updated 4/2022

Authority: Md. REAL PROPERTY Code Ann. § 8-807(f) and (g) and (h)

Reasonable attorney's fees not exceeding \$500; and Taxes, including interest and penalties, that have been paid by the ground lease holder or plaintiff.

If you do nothing, a WRIT OF POSSESSION MAY BE EXECUTED ON YOUR HOME.

Personal service of process in an action filed of this document and the action for possession shall be made in accordance with the Maryland Rules. Furthermore, the individual making service of process under this subsection shall file proof of service with the court in accordance with the Maryland Rules.

Notice: Relief from writ of possession. -- Within 6 months after execution of a writ of possession in favor of the ground lease holder, the leasehold tenant or any other person claiming under the ground lease may:

- (1) Pay the past due ground rent and any late fees, interest, collection costs, and expenses authorized under Md. REAL PROPERTY Code Ann. § 8-807; and
- (2) Commence a proceeding to obtain relief from the writ.

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1. Filing fees and court costs
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3. Reasonable attorney's fees (up to \$500)
4. Taxes, including interest and penalties, that have been paid by the ground lease holder or plaintiff.

Property Address: 123 Anywhere Street, Any Place, MD 21000

Tenant(s) of Record: John C. Smith

Ground Rent Payments Outstanding (up to three years):

Updated 4/2022

Authority: Md. REAL PROPERTY Code Ann. § 8-807(f) and (g) and (h)

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 due in the amount of **\$288.00** which does not include up to \$750 in additional fees. You also owe up to \$1250 in additional fees. You also may owe Filing fees and court costs; Expenses incurred in the service of process or otherwise providing notice; Reasonable attorney's fees not exceeding \$500; and Taxes, including interest and penalties, that have been paid by the ground lease holder or plaintiff.

You have three options:

1. Buy your ground rent for **\$2,500** AND Pay up to \$750 in additional fees. You also owe up to \$1250 in additional fees. You also may owe Filing fees and court costs; Expenses incurred in the service of process or otherwise providing notice; Reasonable attorney's fees not exceeding \$500; and Taxes, including interest and penalties, that have been paid by the ground lease holder or plaintiff.

2. Pay off your ground rent balance for **\$1038** AND Pay up to \$750 in additional fees. You also owe up to \$1250 in additional fees. You also may owe Filing fees and court costs; Expenses incurred in the service of process or otherwise providing notice; Reasonable attorney's fees not exceeding \$500; and Taxes, including interest and penalties, that have been paid by the ground lease holder or plaintiff.

3. Buy your ground rent through the Maryland Department of Assessments and Taxation via their Ground Rent Redemption Program AND pay up to \$750 in additional fees. You also owe up to \$1250 in additional fees. You also may owe Filing fees and court costs; Expenses incurred in the service of process or otherwise providing notice; Reasonable attorney's fees not exceeding \$500; and Taxes, including

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