

REDEMPTION CERTIFICATE AFFIDAVIT

Ground Rent Leasehold Tenant's Affidavit Pursuant to MD Code, Real Property, § 8-804(f)(4)(ii)

1. My/Our name(s) is/are:

[Tenant 1's First Name]

[Tenant 1's Last Name]

[Tenant 2's First Name]

[Tenant 2's Last Name]

2. I am/We are the ground rent leasehold tenant(s) of the property located at the following address in Maryland:

[Street Address]

[City]

[Zip Code]

3. The ground rent lease holder is:

[Full Name of Ground Rent Owner]

4. I am/We are seeking to redeem ground rent through the Maryland Department of Assessments and Taxation (SDAT).

I/We have not received a ground rent bill or any other communication from the ground rent lease holder about ground rent for the three years immediately before filing documentation to redeem the ground rent for the address listed in this affidavit;

OR

I/We have received a ground rent bill or any other communication from the ground rent lease holder about ground rent during the three years immediately before filing documentation to redeem the ground rent for the address listed in this affidavit. The last payment for ground rent was sent to the ground rent lease holder listed in this affidavit to the same address where the notice required under MD Code, Real Property, § 8-804(b)(1) must be sent.

5. I am/We are at least 18 years old and solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of this document are true.

Signature:

Signature:

Printed Name:

Printed Name:

Date:

Date:

6. If tenant is a business or other entity, provide information below.

Title/Capacity of Person Signing:

Instructions for Completing the Redemption Certificate Affidavit

Affidavit legally required for SDAT to issue your ground rent redemption certificate The affidavit **must be submitted with your redemption payment.**

- Payment must be made by certified check or money order payable to “SDAT”
- Personal or business checks are not acceptable

Follow the steps below to complete the Affidavit:

Step 1: Tenant Names

- State your full legal name. Businesses/other entities should state the entity’s full legal name, including any ending (example: Xyz, LLC; Xyz, Inc; etc.).
- If there are two tenants (example, husband and wife), state both names.

Step 2: Property Address

- State the Maryland street address, city, and zip code of the property.

Step 3: Ground Rent Lease Holder

- State the full name of the ground rent owner (the person or company that owns the ground rent).

Step 4: Read Section 4

- This information is required to be in the affidavit by Maryland law.

Step 5: Sign and Date

- Each tenant must provide a signature, print their name, and date the document.
- By signing, you are saying the information in the affidavit is true.

Step 6: Title Required for Business or Other Entity

- If the tenant is a business or other entity (example: LLC, Corporation, Trust), the person signing **MUST** state the title or capacity (example: “President”, “Managing Member”, “Agent”, “Trustee”, etc.)
- Do not leave this blank if you are signing on behalf of a business or other entity.

Before You Provide to SDAT, make sure:

- ☐ 1. Tenant’s names are listed.
- ☐ 2. Property address is complete.
- ☐ 3. Ground rent owner’s name is filled in.
- ☐ 4. Each tenant signed and dated the affidavit. Title is provided if signing for an entity.
- ☐ 5. Affidavit is included with the total redemption payment.
- ☐ 6. Redemption payment is by certified check or money order only and payable to “SDAT” (no personal or business checks).
- ☐ 7. Make a copy of the Affidavit and your certified check/money order for your records.

Mail to:

SDAT – Ground Rent
700 E. Pratt Street 2nd
Floor, Room 2700
Baltimore, MD 21202

Deliver to:

SDAT – Public Counter
123 Market Place
Baltimore, MD 21202

*****Note: Tracking is highly recommended when mailing with redemption payment*****