

any, and the premiums on fire and extended coverage insurance in an amount equal to the mortgage indebtedness, if obtainable and if not then in the highest amount of such insurance obtainable. It shall also contain the usual remedies upon default by way of a power of sale to the mortgagee, his assigns or his attorney and/or a consent by the mortgagor to a decree for sale in pursuance of the Maryland rules. The deed and mortgage executed in pursuance of this section shall entirely supersede the land installment contract.

10-104. Recordation.

Any land installment contract shall be indexed and recorded among the land records in the office of the clerk of the circuit court for the county or of the clerk of the Superior Court of Baltimore City, as the case may be, in which the property which is the subject of such contract is located. From and after the time of such recording, the property shall be deemed, as to all persons who claim any interest in or lien upon said property arising after the time of such recording, to be held, by the then record owner of fee simple or leasehold title to the property, subject to the rights and interest of the vendee of said contract as stated in said contract.

10-105. Compliance with terms and conditions by vendee on or before date designated in notice to terminate.

If the vendee, on or before the date designated in a notice from the vendor of intention to terminate a land installment contract due to the vendee's default, complies with the terms and conditions in respect to which the default has occurred, the contract shall continue in full force and effect, notwithstanding any contrary provision or provisions in the contract.

10-106. Statement to be furnished by vendor.

Every vendor under a land installment contract shall, (1) annually within thirty days of the first of each calendar year, or (2) on demand of the vendee no more than twice a year, and (3) whenever 40 percent of the original cash price has been paid, furnish a statement to the vendee showing

- (a) The total amount paid for
 - (1) Ground rent, if any,*
 - (2) Insurance,*
 - (3) Taxes and other periodic charges;**
- (b) The amount credited to principal and interest; and*
- (c) The balance due.*

10-107. Right of vendee to enforce provisions of subtitle.

Upon the failure of any vendor to comply with the provisions of 10-103 (h) or 10-106 of this subtitle, the vendee shall have the right to enforce these sections in a court of equity. Upon the determination of said court that the vendor has failed to comply with these provisions, the court shall grant appropriate relief and shall require the vendor to assume all court costs as well as a reasonable counsel fee for vendee's attorney.